



304 Ensign Court Westgate Road, Lytham St. Annes

Lytham St. Annes

Offers in Region of £110,000

304 Ensign Court Westgate Road

Lytham St. Annes, Lytham St. Annes

This exceptional property presents a modern and stylish 1-bedroom flat situated on the second floor in a highly desirable location, offering convenient access to local amenities and transport links. Upon entering, the hallway gracefully guides you through to the spacious lounge/dining room, providing a welcoming atmosphere for relaxation and entertainment.

The well-appointed kitchen boasts contemporary design and functionality, catering to culinary enthusiasts. The bedroom offers a tranquil retreat, while the bathroom exudes elegance and comfort.

A highlight of the property is the private balcony, perfect for enjoying morning coffee or evening sunsets. Additionally, an allocated garage, currently utilised as a gym, offers flexibility for parking a vehicle or storage needs. Completing the convenience of this property is an allocated parking space, ensuring ease of access for residents. Nestled near the beach, this flat epitomises coastal living at its finest.

The landscaped grounds offer a picturesque backdrop, creating a harmonious blend of nature and modern living. Residents can take advantage of the nearby beach, perfect for leisurely strolls or enjoying the sand and surf.

This property truly embodies a lifestyle of comfort, convenience, and leisure, making it a coveted retreat for discerning individuals seeking a harmonious blend of modern living and natural beauty.

You can see the annual Blackpool Air Show including the Red Arrows as well as the World Firework Championships along with the fireworks at Blackpool Pleasure Beach from the comfort of the balcony along with a clear view of Blackpool Tower.

The flat is in close proximity to the nearest major supermarket as well as being near St Annes Beach. In addition, the flat is close to local public houses, restaurants and local transport links.

Council Tax band: A

Tenure: Leasehold





Communal Hallway
4' 5" x 23' 9" (1.35m x 7.25m)

Hallway
7' 2" x 3' 4" (2.19m x 1.02m)

Lounge/Dining Room
23' 5" x 10' 8" (7.14m x 3.26m)

Kitchen
10' 11" x 7' 7" (3.33m x 2.32m)

Bedroom
15' 9" x 10' 2" (4.81m x 3.09m)

Bathroom
7' 4" x 6' 5" (2.23m x 1.95m)





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BALCONY

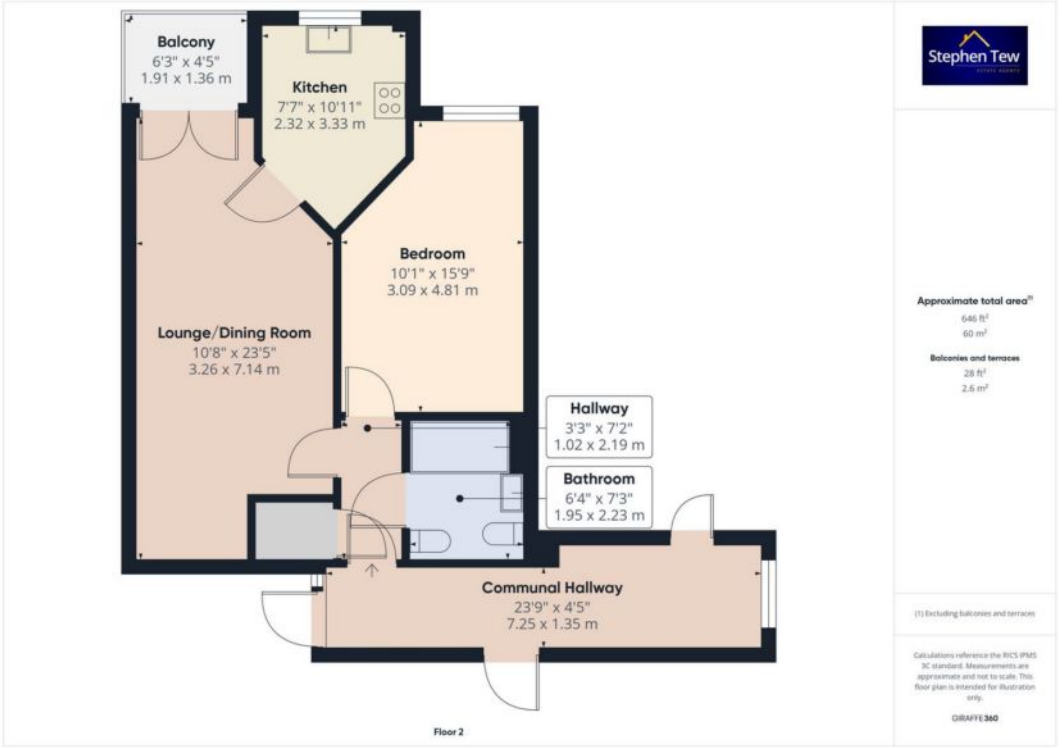
GARAGE

Single Garage

ALLOCATED PARKING

1 Parking Space







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