



## Apartment 4, 21 West Beach, Lytham

### Offers Over £555,000



3



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2

Tenure: Leasehold

EPC rating: C

- Estuary Views
- 3 Double Bedrooms
- Lytham Town Centre

- Duplex Apartment
- 2 Bathrooms and Separate WC
- Lift Access to Both Floors



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## Description

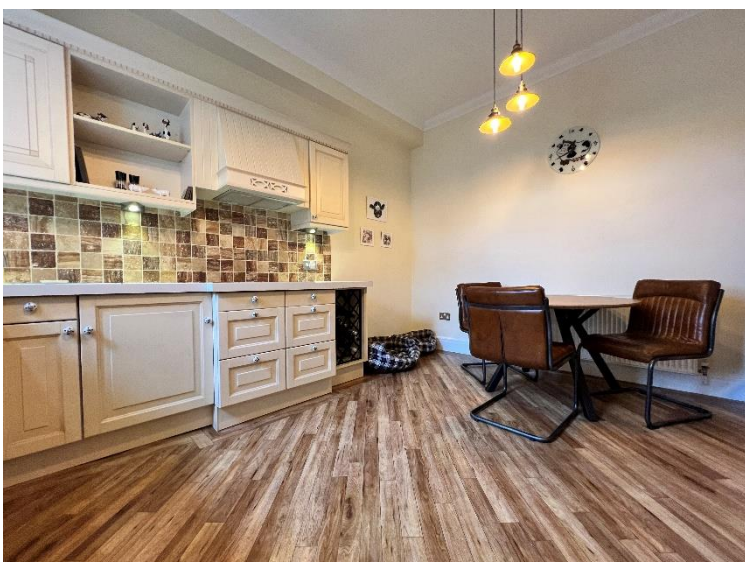
Situated on West Beach beside Lowther Gardens with far reaching views over The Ribble Estuary to Southport and the Welsh Mountains beyond. A beautiful, 3 bedroom, 2 bathroom, duplex apartment with lift access to both floors. Beautifully appointed throughout. Included is, 1 garage for parking and shared access to communal gardens which are maintained to a high standard.

Council tax band F.

Annual ground rent £7pa.

Current service charge £4191.60 pa

## Photographs



### Situation

Situated on West Beach beside Lowther Gardens with far reaching views over The Ribble Estuary to Southport and the Welsh Mountains beyond. A 3-bedroom, 2-bathroom duplex apartment with lift access to both floors. 1 garage for parking.

### Hallway

Accessed from the landing (stairs or lift), carpeted with doors to the lounge, kitchen and cloakroom and bedroom 3. Stairs lead to the 2nd floor.

### Dining Kitchen

Modern fitted dining kitchen with floor and wall units, integrated "NEFF" appliances including dishwasher, fridge freezer, washing machine, electric oven and ceramic hob. Double glazed window overlooking the rear garden.  
3.87m x 4.32m (12'8" x 14'2")

### Bedroom 3 / Study

A slightly smaller double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.  
2.64m x 3.57m (8'8" x 11'8")

### En Suite Shower Room

Accessed off the master bedroom, an en suite shower room, with glass shower cubicle, w.c, hand basin and heated towel radiator.  
2.15m x 1.82m (7'1" x 6'0")

### Family Bathroom

Accessed off the landing with tiled floor and walls, bath tub with separate shower cubicle, hand basin with mirror above, heated towel radiator.  
2.89m x 2.18m (9'6" x 7'2")

### Communal Entrance

Accessed from the front of the building with a secure entry phone system. A communal hallway leads to the stairs and lift to the first floor. A rear door to the carpark and bins.

### Lounge

A good size lounge, carpeted with double glazed windows overlooking the Green, wall mounted radiator, ceiling light plug and aerial sockets.  
4.72m x 5.6m (15'6" x 18'5")

### Cloak Room

A ground floor cloakroom with obscured glass double glazed window, vinyl flooring, w.c, hand basin, mirror and radiator.  
1.1m x 1.48m (3'7" x 4'11")

### Master Double Bedroom

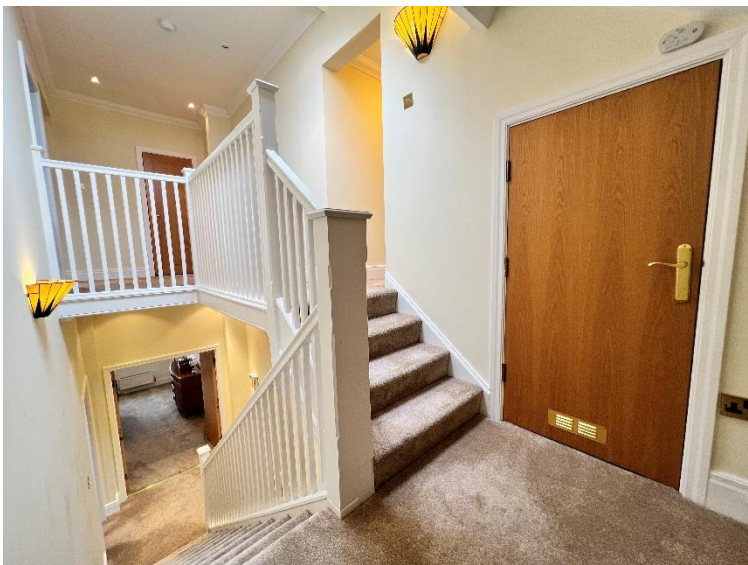
A good size double bedroom, carpeted with double glazed window onto a "Juliet Balcony" overlooking Lytham Green. Wall mounted radiator, ceiling light and plug sockets.  
3.84m x 3.74m (12'7" x 12'4")

### Guest Double

A good size double bedroom, carpeted with double glazed window overlooking the rear of the property. Fitted wardrobes, wall mounted radiator, ceiling light and plug sockets.  
3.86m x 3.15m (12'8" x 10'4")



## Photographs



Floorplan

