

106.2 sq.m. (1143 sq.ft.) approx.



TOTAL FLOOR AREA : 106.2 sq.m. (1143 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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**59 SOUTH PROMENADE, LYTHAM ST. ANNES  
FY8 1LZ**

**£245,000**

- NO CHAIN - SECOND FLOOR PURPOSE BUILT APARTMENT SET IN A PRIME ST ANNES LOCATION WITH BALCONY OVERLOOKING THE SEA FRONT
- A SHORT WALK TO THE TOWN CENTRE & TRANSPORT LINKS
- 2 DOUBLE BEDROOMS - LOUNGE - KITCHEN - SHOWER ROOM - BATHROOM
- BASEMENT STORAGE ROOM - GARAGE - COMMUNAL GARDENS



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#### Communal Entrance

UPVC double glazed door with windows to both sides and above leading into;

#### Communal Porch

Tiled flooring, letter boxes, intercom system, timber door with glass inserts and windows to both sides leading into;

#### Communal Hallway

Staircase and lift providing access to upper floors.

#### Entrance to Apartment 6

Intercom entry phone system, cloak cupboard, coving, doors leading into the following rooms;

#### Bedroom One

16' x 11'8  
UPVC double glazed window to rear, coving, range of fitted wardrobes with overhead cupboards, drawers and bedside cabinet, telephone point, wall mounted electric heater

#### Shower Room

6'10 x 4'4  
Three piece white suite comprising of shower cubicle, vanity wash hand basin and WC, cladding to walls

#### Bedroom Two

14'3 x 10'2  
UPVC double glazed window to rear, range of fitted wardrobes, coving, wall mounted electric heater

#### Utility Cupboard

4'9 x 4'6  
Large cupboard with light and shelving, washing machine and tumble dryer, tank with immersion heater and 24 hour timer

#### Kitchen

14'9 x 9'7  
UPVC double glazed opaque window to side, modern

range of wall and base units with laminate work surfaces, integrated appliances include, 4 ring 'Hotpoint' electric hob with overhead illuminated extractor, 'Hotpoint' double oven and grill, stainless steel sink and drainer, dishwasher, fridge and freezer, tiled to splash backs, telephone point

#### Bathroom

8'4 x 6'9  
Three piece white suite comprising of bath with overhead shower, vanity wash hand basin and WC, cladding to walls, wall mounted chrome heated towel rail, wall mounted mirror with overhead light

#### Lounge

25'10 x 16'3  
Bright and spacious lounge with UPVC sliding doors leading out onto balcony, large UPVC double glazed window to front and further window to side, space for dining table and chairs, TV and telephone points, two wall mounted elec

#### Balcony

Good sized South Westerly facing balcony with space for table and chairs providing stunning views over the communal gardens and sea front

#### Outside

Open tarmac driveway to the side with visitor parking spaces. Beautiful communal and service maintained landscaped gardens to the front with large laid to lawn and shaped flower borders. Allocated brick built garage within a row to the rear and tarmac courtyard

#### Garage

Single garage with up and over door, power and lighting

#### Basement and storage

Large private storage room in the basement with lighting

#### Other Details

Tenure - Leasehold  
Tax Band - E (£2,572.75 per annum)  
Management Charges - £170.00 per calendar month, includes: Ground Rent, Water, Building Maintenance, Communal Gardens.

