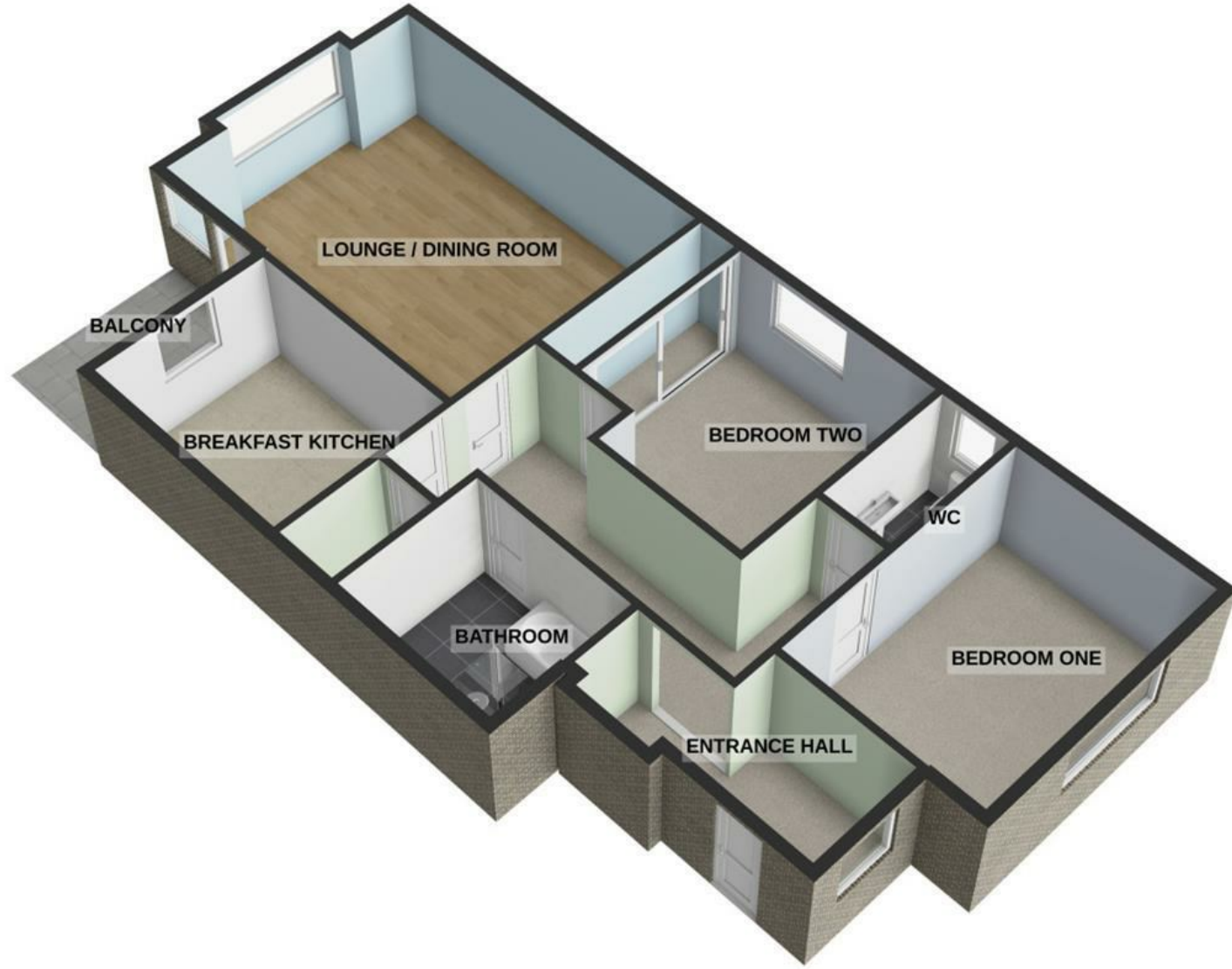


102.2 sq.m. (1100 sq.ft.) approx.



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 © 2024

### MARINE DRIVE, LYTHAM ST. ANNES FY8 1BT

ASKING PRICE £425,000

- GORGEOUS EXECUTIVE APARTMENT SITUATED OPPOSITE FAIRHAVEN LAKE - EXCEPTIONAL VIEWS OVER GRANNY'S BAY
- TWO DOUBLE BEDROOMS - BRIGHT & SPACIOUS LOUNGE
- JUST A SHORT STROLL FROM ANSDELL TOWN CENTRE - LOCATED ON THE FIRST FLOOR
- BREAKFAST KITCHEN - BATHROOM - BALCONY - ALLOCATED PARKING - GARAGE. ENERGY RATING - C



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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### Communal Entrance

Security entry phone system and lift and stairs to all floors.

### Entrance Hall

Welcoming entrance hall, UPVC double glazed window with top opening light to the rear elevation overlooking rear court yard, radiator with display shelf above, arched inset mirror with downlight and cupboard beneath, storage cupboard with shelving, wall mounted entry phone hand set, doors lead to the following rooms;

### Cloaks / WC

7'12 x 3'12

Two piece modern suite comprising of; pedestal wash hand basin with ceramic wall tiling and mirror above, WC, radiator, UPVC double glazed opaque window to side.

Please Note: Many apartments have converted this cloaks/WC to lead off the master bedroom and form an en-suite.

### Lounge / Dining Room

20'1 x 14'12

Bright and spacious lounge with side dining area, large double glazed UPVC picture window with stunning open views over Fairhaven Lake, Granny's Bay and beyond, marble inset fireplace with detailed surround and matching marble hearth, two double radiators, sliding double glazed patio doors lead to:

### Balcony

9'7 x 7'3

Modern glazed balustrade allowing fabulous outlook with very sunny South Westerly aspect, tiled floor and barrel ceiling with white panelling and halogen downlights.



### Breakfast Kitchen

11'9 x 9'11

Well appointed fitted kitchen with an excellent range of wall and base units, split level laminate work surfaces and breakfast bar, inset one & a half bowl stainless steel sink and drainer, plumbed for washing machine and dishwasher, integrated appliances comprise of; 'Bosch fan assisted electric double oven, four ring electric ceramic hob with stainless steel illuminated extractor above, double radiator, UPVC double glazed window to rear which looks through the sun balcony enjoying delightful views beyond looking over the beach and foreshore.

### Bedroom One

13'2 x 12'

Principal double bedroom with UPVC double glazed window to the side with discreet views looking towards Fairhaven Lake, double radiator, excellent range of fitted wardrobes.

### Bedroom Two

13'3 x 10'7

Another great size double bedroom with UPVC double glazed picture window to rear, radiator, range of fitted wardrobes with storage cupboards above.

### Bathroom

7'12 x 5'9

Large bathroom with four piece suite comprising of; bath, separate step in shower, vanity wash hand basin with cupboards beneath and illuminated wall mirror over and wall mounted shaving point. WC, chrome heated towel rail, part tiled walls, wall mounted extractor fan, arched spindled feature.

### Garage

17'9 x 9

Brick built single garage (this is the second single garage on the left) with electric up & over door, light and power.



### Outside

Lake Point stands in well established communal gardens which are maintained to a very high standard by the management company. There is a rear court yard leading to the garages and car washing bay.

### Other Details

Tenure - Leasehold

Tax Band - E

Management Charges - £3,000.00 per annum includes block insurance and ground rent.

Ground rent: £25.00 per annum

Years left of the lease: 956



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	