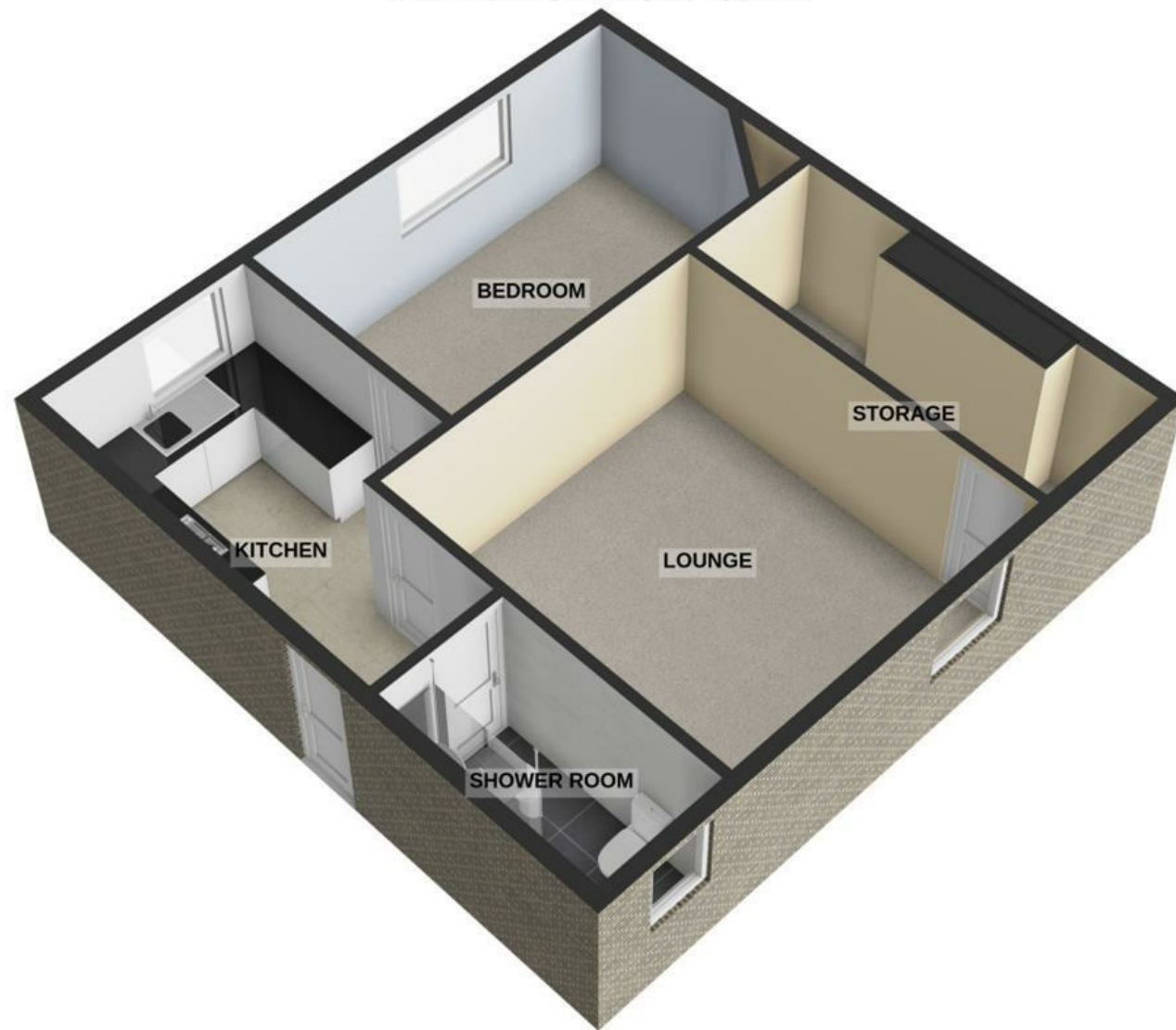


54.7 sq.m. (589 sq.ft.) approx.



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.  
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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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## 42/44 NORTH PROMENADE, LYTHAM ST. ANNES ASKING PRICE £115,000 FY8 2NQ

- WELL PRESENTED SECOND FLOOR APARTMENT WITHIN A PERIOD BUILDING - • CLOSE TO ST ANNES SQUARE, SHOPS, BARS, RESTAURANTS AND GOOD SUPERB SEA FRONT LOCATION TRANSPORT LINKS
- DOUBLE BEDROOM - SPACIOUS LOUNGE - MODERN KITCHEN - CONTEMPORARY SHOWER ROOM
- COMMUNAL GARDENS - UNALLOCATED OFF ROAD PARKING - EPC RATING: D







**Entrance**  
Communal double wooden doors with opaque glass inserts leads into:

**Entrance Vestibule**  
Original tiled floor and walls, intercom system, letter boxes, secure double wooden doors with opaque glass inserts leads into:

**Communal Hallway**  
Original tiled flooring, stairs to upper floors.

**Second Floor Landing**  
Located at the rear of the building, steps lead up to a solid timber door leading into;

**Kitchen**  
13'10" x 7'8"  
Large original sash window to the side, good range of wall and base units, laminate work surfaces, single bowl sink and drainer, tiled to splash backs, integrated appliances include: four ring gas hob with overhead illuminated extractor hood, 'Electrolux' electric oven and under counter fridge freezer, plumbed for a washing machine, laminate flooring, radiator, coving, skirting boards, fuse box, entry phone, doors leading into the following rooms;

**Bedroom**  
14'5 x 9'  
Large UPVC double glazed window to the side, radiator, skirting boards, coving.

**Shower Room**  
9'6 x 4'4  
UPVC double glazed opaque window to the side, three piece suite comprising of; contemporary overhead mains powered shower in cubicle, wall hung basin and WC, wall mounted towel heater, part panelled walls, tile effect vinyl flooring, skirting boards, coving.



**Lounge**  
14' x 13'5 at widest point  
Large UPVC double glazed window to the side, radiator, television and telephone points, cupboard housing 'Esprit' combi boiler, door leading to;

**Storage Cupboard**  
14' x 3'11  
Provides an abundance of storage space which could also be opened up to create further living space.

**Outside**  
This property benefits from communal gardens and unallocated parking.

**Other Details**  
Tenure: Leasehold - 849 years remaining  
Maintenance Charge: £1,696.71  
Council Tax Band: A (£1,513.00 per annum)  
Energy Rating: D

