



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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21 LINKS GATE, LYTHAM ST. ANNES  
FY8 3LF

GUIDE PRICE £395,000

- IMMACULATELY PRESENTED TWO / THREE BEDROOM PENTHOUSE - SITUATED ON THE SECOND FLOOR OF THE PRESTIGIOUS GLENEAGLES DEVELOPMENT
  - GORGEOUS VIEWS ACROSS ROYAL LYTHAM GOLF COURSE FROM ALL RECEPTION ROOMS & BEDROOMS
- BATHROOM - EN SUITE - UTILITY - GARAGE - MANICURED COMMUNAL GARDENS
  - CLOSE TO ST ANNES TOWN CENTRE & A SHORT DISTANCE TO THE BEACH - VISITOR PARKING







**Communal Entrance**

Accessed via the rear of the property with entry phone system, lift and stairs to all floors, solid wood entrance door leads to the apartment.

**Hallway**

Telephone video entry phone, generous sized cloak cupboard, radiator, doors lead to the following rooms;

**Lounge**

22'1 x 14'7  
Bright and spacious lounge with views over the golf course, UPVC double glazed window, two radiators, new feature fireplace housing living flame gas fire with marble hearth and stone surround, telephone and television points. Feature lighting included.

**Breakfast Kitchen**

17'8 x 8'2  
UPVC double glazed window with views over the golf course, extensive range of beech wall and base units with laminate work surfaces, integrated appliances include; one and a half bowl stainless steel sink and drainer, 'Hotpoint' oven/grill, microwave, 'Neff' four ring gas hob with overhead illuminated extractor, fridge/freezer, 'Neff' dishwasher, cupboard housing 'Baxi' boiler, radiator, recessed spotlights, archway leads into dining room.

**Dining Room / Bedroom Three**

17'8 x 9'6  
UPVC double glazed French doors lead out onto the balcony, radiator, television point.

**Balcony**

22'1 x 14'7  
Double balcony with glass front allowing gorgeous view over Royal Lytham golf course and the communal gardens.



**Bedroom Two**

20'1 x 10'11  
UPVC double glazed bay window with views over the golf course, range of fitted wardrobes, television point, radiator.

**Bedroom One**

18'5 x 13'1  
UPVC double glazed window with views over the golf course, unique fitted wardrobes with overhead cupboards and matching drawers, television point, radiator.

**En Suite**

7'0 x 6'11  
Modern three piece white suite comprising of; walk in shower cubicle, vanity wash hand basin and WC, wall mounted mirror, plentiful storage cupboards, tiled walls, radiator, extractor fan.

**Utility Room**

7'2 x 6'1  
Stainless steel sink and drainer, large storage cupboard, space for washing machine and tumble dryer.

**Bathroom**

7'3 x 7'1  
Three piece white suite comprising of; bath with overhead shower, vanity wash hand basin and WC, wall mounted mirror, plentiful storage cupboards, tiled walls, radiator, extractor fan.

**Garage**

Single brick built garage with remote controlled up and over door, electric power supply.

**Outside**

The communal gardens are beautifully manicured to the front of the property and there are visitor parking spaces available.

**Other Details**



Tax Band - F (£3,321.64 per annum)  
Tenure - Leasehold  
Management Charges: £2,200 per annum which covers: buildings insurance, gardens, cleaner, general maintenance of communal areas.  
Ground Rent: £160.00 per annum.  
The property has been newly carpeted throughout and has been maintained to the highest of standards. This exquisite apartment is ready to walk into and viewing is highly recommended to appreciate what this property has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	