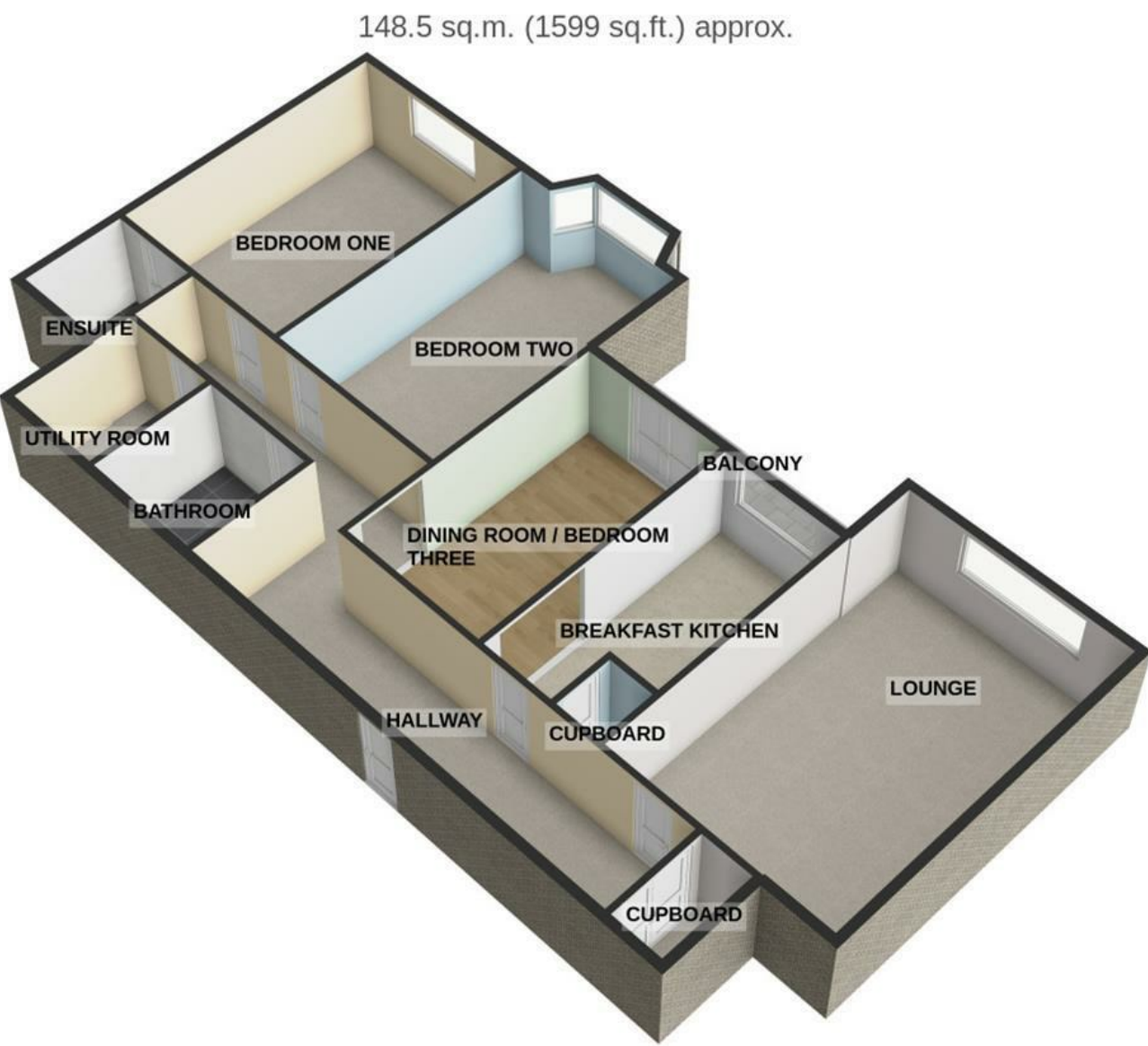




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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We take every care to ensure that details shown are correct, however, 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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21 LINKS GATE, LYTHAM ST. ANNES FY8 3LF

GUIDE PRICE £375,000

- 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 AND LIFTS





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	