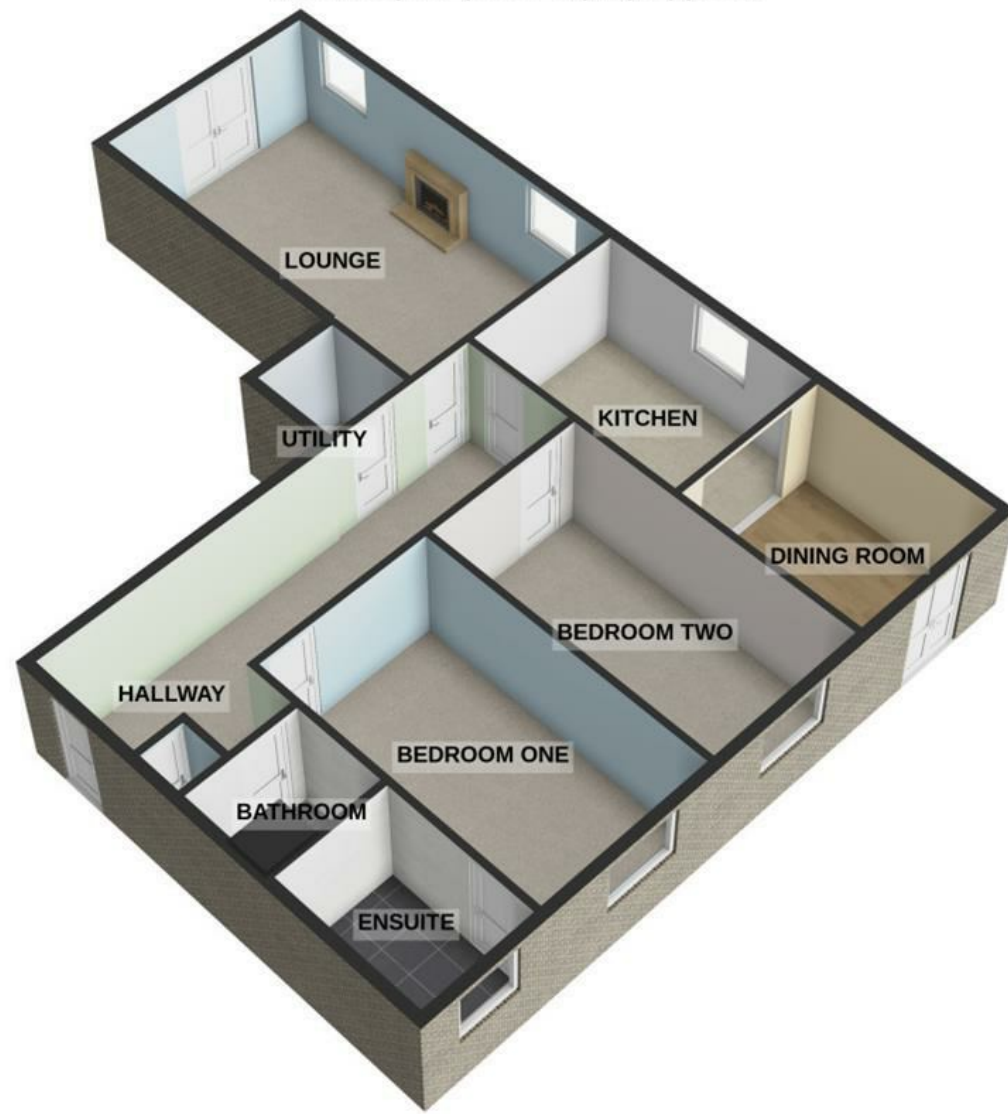


GROUND FLOOR  
100.1 sq.m. (1078 sq.ft.) approx.



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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## LINKS GATE, LYTHAM ST. ANNES FY8 3LF

ASKING PRICE £355,000

- TRULY STUNNING TWO BEDROOM APARTMENT - BEAUTIFULLY REFURBISHED THROUGHOUT SITUATED ON THE GROUND FLOOR OF THE PRESTIGIOUS GLENEAGLES DEVELOPMENT
- PRIVATE AND SHELTERED PATIO OVERLOOKING THE MANICURED COMMUNAL GARDENS

- TWO DOUBLE BEDROOMS - EN SUITE - LOUNGE - CONTEMPORARY KITCHEN - DINING ROOM - UTILITY - BATHROOM
- GARAGE - CLOSE TO ST ANNES TOWN CENTRE & A SHORT DISTANCE TO THE BEACH - VISITOR PARKING\*\*\*ENERGY RATING - C





**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**

26'2 x 4'4  
Welcoming hallway with telephone video entry phone, generously sized cloak cupboard, radiator, wood effect laminate flooring, telephone point, decorative coving, doors lead to the following rooms;

**Lounge**

21'5 x 12'5  
Bright and spacious lounge with UPVC double glazed French doors leading out onto patio, two UPVC double glazed windows to side with fitted blinds, fireplace with decorative surround and hearth housing living flame effect electric fire, TV point, two radiators, decorative coving.

**Kitchen**

12' x 8'8  
Gorgeous contemporary kitchen with high gloss wall and base units and white laminate work surfaces, tastefully tiled to splash backs, UPVC double glazed window to side with fitted blind, integrated appliances include; one and a half bowl stainless steel sink and drainer, 4 ring 'Neff' electric hob with overhead illuminated extractor, 'Neff' oven/grill, 'Neff' microwave, fridge, freezer, dishwasher, recessed spotlights, cupboard housing 'Worcester' boiler, wood effect laminate flooring, USB point, archway leads into;

**Dining Room**

10'4 x 9'4  
UPVC double glazed French doors to the rear patio, radiator, wood effect laminate flooring, coving, fitted vertical blinds.



**Bedroom Two**

15'3 x 8'10  
UPVC double glazed window to rear with fitted blind, radiator, fitted wardrobes with matching bedside cabinets, telephone point, coving.

**Utility**

6' x 6'  
Cupboard and base units with laminate work surface and stainless steel sink and drainer, tiled to splash backs, plumbed for washing machine with space for tumble dryer to be stacked on top, extractor fan.

**Bedroom One**

15'3 x 9'8  
UPVC double glazed window to rear with fitted blind, radiator, fitted wardrobes, coving, telephone point, USB point, doors leads into;

**En Suite**

7'1 x 6'  
UPVC double glazed opaque window to rear with fitted blind, contemporary three piece white suite comprising of walk in shower with waterfall showerhead and further shower attachment, combination vanity basin and WC, wall mounted illuminated mirrored cabinet, radiator, marble effect panelling to walls, wood effect laminate flooring, extractor fan.

**Bathroom**

7'2 x 7'1  
Three piece white suite comprising of bath with overhead shower and glass screen, combination vanity basin and WC, wall mounted mirror, radiator, tiled to walls, wood effect laminate flooring, extractor fan.

**Cloaks Cupboard**

Good size cupboard with shelving and hanging space.



**Outside**

There are private patio areas to the front and rear of the property enjoying views over the manicured communal gardens.

**Garage**

Single brick built garage with remote control up and over door, power and light.

**Other Details**

Council 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: £120.00 per annum.  
The property has been lovingly renovated throughout and is maintained to the highest of standards. This fabulous 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                                   |         |                         |
| (69-80) C                                   | 80      | 80                      |
| (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 |