

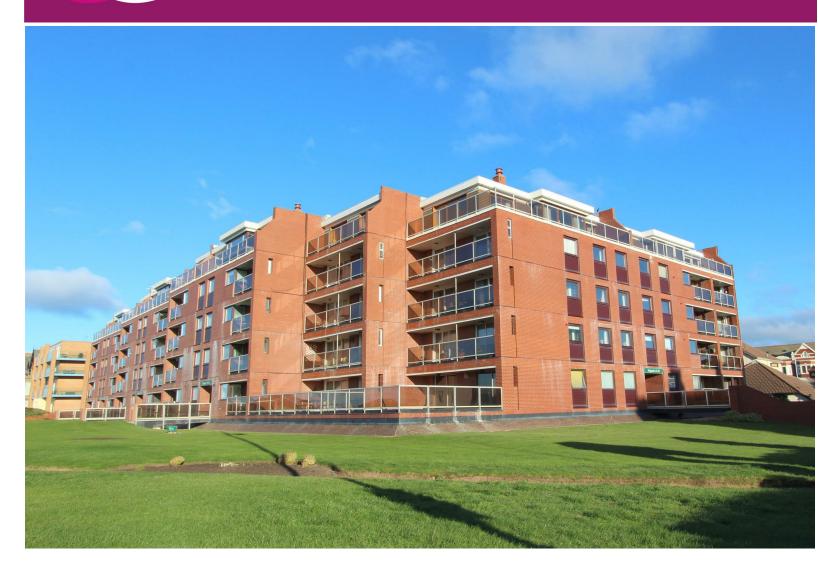
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# NORTH PROMENADE, LYTHAM ST. ANNES FY8 2LZ

ASKING PRICE £210,000

- SPACIOUS ELEVATED TWO BEDROOM GROUND FLOOR PURPOSE BUILT SEA FRONT APARTMENT WITH SEA VIEWS - OFFERED WITH NO CHAIN
- 2 DOUBLE BEDROOMS LARGE OPEN PLAN DINING LOUNGE LARGE BALCONY - DINING KITCHEN - BATHROOM - SEPARATE WC
- PRIME LOCATION WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE AND TRANSPORT LINKS
- ALLOCATED PARKING SPACE COMMUNAL GARDENS ENERGY RATING C \*\*\*\* THERE IS CURRENTLY A SECTION 20 IN PLACE ON THE BUILDING \*\*\*\*























#### Communal Entrance

Steps lead up to covered external porch housing letterboxes and secure intercom entry system. Door leads into;

### Communal Hallway

Stairs and lift to upper floors.

### Entrance to Flat 29

Solid timber door leads into;

# Hallway

Spacious hallway with radiator and intercom, three storage cupboards with shelving, doors lead to the following rooms;

## Open Plan Dining Lounge

20'6 x 19'4

UPVC double glazed doors leading out on the balcony, two radiators, electric fire in a wooden surround with tiled backdrop and hearth, television point, coving, skirting boards.

# Dining Kitchen

16'3 x 7'9

UPVC double glazed windows to the front, good range of base units, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated electric ' Lamona ' induction hob and oven, ' Baxi ' boiler, space for a fridge freezer, plumbed for washing machine, breakfast bar, laminate flooring.

### Bathroom

7'8 x 7'8 at widest point

Two piece green suite comprising; bath with grab rail and pedestal wash basin, mains powered shower in single glazed cubicle, radiator, extractor fan, chrome towel holder, fully tiled walls.



# Separate WC

7'8 x 3'5 at widest point Two piece grey suite comprising: WC and wall mounted wash hand basin, radiator, fully tiled walls, towel rail, skirting boards.

#### Bedroom One

15'7 x 10'6

UPVC double glazed windows to the rear, radiator, fitted wardrobe, skirting boards.

#### **Bedroom Two**

15'7 x 9'10

UPVC double glazed window to the rear, radiator, fitted wardrobe, telephone point, skirting boards.

#### **Parking**

Allocated parking to the rear of the building.

### Other Details

Council Tax Band - E (£2,949.55 per annum)

Tenure: Leasehold

Maintenance charge: £296.14 per month.

Ground rent: £26.00 per annum.





