

131.4 sq.m. (1414 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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## NORTH PROMENADE, LYTHAM ST. ANNES FY8 2LZ

OFFERS IN EXCESS OF  
£490,000

- IMMACULATELY PRESENTED PENTHOUSE APARTMENT - SPACIOUS THROUGHOUT WITH A FANTASTIC BALCONY PROVIDING SUPERB VIEWS OVER THE BEACH, PIER & SEA FRONT
- THREE DOUBLE BEDROOMS WITH EN-SUITE TO PRINCIPLE BEDROOM - LARGE OPEN PLAN LOUNGE/DINING ROOM - DINING KITCHEN - BATHROOM - WC
- JUST A STONE'S THROW AWAY FROM ST ANNES TOWN CENTRE WITH ITS PLENTIFUL SHOPS, CAFES AND RESTAURANTS - EXCELLENT TRANSPORT LINKS
- UNDERGROUND GARAGE WITH TWO ALLOCATED PARKING SPACES - COMMUNAL GARDENS \*\*\*\* THERE IS CURRENTLY A SECTION 20 IN PLACE ON THE BUILDING \*\*\*\*



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### Communal Entrance

Steps lead up to covered external porch housing letterboxes, intercom entry system and secure door, that leads into:

### Communal Hallway

Stairs and lift to upper floors.

### Entrance to apartment 28 (The Penthouse)

Entrance door leading into:

### Entrance Hall

14'08 x 11'04 (to the widest point)  
Spacious hallway, skylight allowing plentiful light, radiator, intercom, four good sized storage cupboards, (one houses the consumer unit and water meter and one houses the 'Worcester' boiler with space for a tumble dryer), telephone point, doors lead to the following rooms:

### WC

5'08 x 3'09  
Two piece white suite comprising of: WC and pedestal wash hand basin, fully tiled walls, wall mounted illuminated mirror, double radiator, extractor fan.

### Bedroom Three

12'0 x 11'10  
UPVC double glazed window to the side, fitted wardrobes, 'Daikin' air conditioning unit, double radiator, ceiling light with fan.

### Bedroom Two

15'0 x 12'02  
UPVC double glazed window to the side, fitted wardrobes with matching bedside cabinets and dressing table, double metal framed bed with mattress, ceiling light with fan, double radiator.

### Principle Bedroom

19'06 x 10'10 (to the widest point)  
UPVC double glazed wall that comprises of a large window and sliding patio door that leads out to the substantial balcony, fitted wardrobes, 'Daikin' air conditioning unit, double radiator, door leads into:



### En-Suite

8'03 x 7'07 (to the widest point)  
Contemporary four piece white suite comprising of: vanity wash hand basin with integrated overhead spotlights, WC, bath with hand held shower attachment, large corner shower cubicle with mains plumbed shower, modern wall mounted heated towel rail, wall mounted mirrored cabinet, fully tiled walls extractor fan, 'Amtico' spacia luxury dry stone LVT flooring.

### Bathroom

7'08 x 7'06  
Three piece white suite with high end decorative fixtures and fittings, comprises of: pedestal wash hand basin, corner bath, shower cubicle with mains plumbed shower, wall mounted mirror, fully tiled walls, double radiator, extractor fan.

### Lounge

20'07 x 19'08  
UPVC double glazed wall that comprises of a large window and sliding patio door that leads out to the substantial balcony, individual made to measure remote control blinds, lime stone fire place and hearth housing living flame effect electric fire, wall mounted lighting, 'Daikin' air conditioning unit, double radiator, telephone and television points, space for a dining table and chairs, door leads into:

### Dining Kitchen

21'01 x 11'01  
UPVC double glazed window to the side, fabulous range or wall and base units with Granite/Quartz ultra finished worksurfaces, integrated appliances include: 'Blomberg' washing machine, 'AEG' dishwasher, 'Ariston' fridge and freezer, 'Carron' composite one and half bowl sink and drainer, free standing 'Range Master' professional deluxe cooker with two ovens, grill and proving drawer, five ring induction hob, 'Range Master' overhead illuminated extractor fan, under unit lighting, mosaic tiled splashbacks, ample space for a dining table and chairs, double radiator, recessed spotlights and light fitting with ceiling fan, 'Amtico' spacia luxury eden oak LVT flooring.



### Balcony

The large balcony has an abundance of space for a table and chairs and provides amazing panoramic views across St Annes beach and pier, sea front and beyond.

### Outside

Beautifully kept laid to lawn communal garden areas to front and side with flower beds and borders which host a variety of plants, shrubs and bushes.

### Garage

Underground communal garage accessed via a remote controlled up and over door providing two allocated parking spaces, water point, electric point, personal doors which provide access through to the development and lift access.

### Other Details

This property benefits from recently fitted carpets throughout and 'Daikin' air conditioning units in the lounge, principle bedroom and bedroom three.

Council Tax Band - F ( £3,321.64 per annum )

Tenure: Leasehold

Maintenance charge: £4,723.80 per annum (this includes buildings insurance, communal cleaning and maintenance of the gardens)

Ground Rent: £65.00 per annum

Energy Rating: C

Please note: A contribution is required towards current works being carried out throughout the building. This cost is reflected in the current asking price.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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	