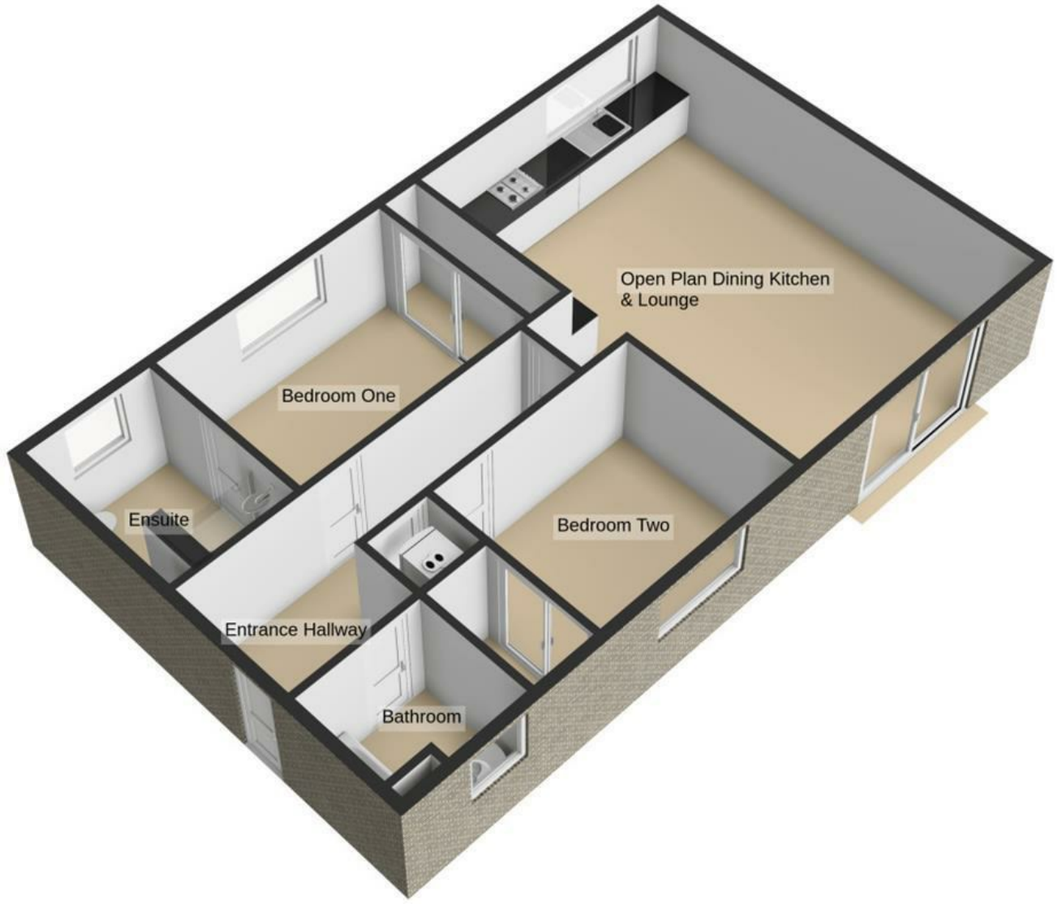
910 sq.ft. (84.5 sq.m.) approx.



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.
Made with Metropix © 2026

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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
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VICTORY BOULEVARD, LYTHAM ST. ANNES FY8 5TU

ASKING PRICE £300,000

- **** SIGNIFICANTLY REDUCED ****IMMACULATELY PRESENTED SECOND FLOOR APARTMENT IN THE SOUGHT AFTER ESTUARY VIEW DEVELOPMENT ON LYTHAM QUAYS OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED MINUTES AWAY FROM LYTHAM GREEN, LYTHAM TOWN CENTRE, BARS, RESTAURANTS, CAFES AND GOOD TRANSPORT LINKS
- TWO DOUBLE BEDROOMS (EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM) - BRIGHT AND SPACIOUS OPEN PLAN LIVING/DINING KITCHEN - THREE PIECE BATHROOM
- ALLOCATED PARKING SPACE WITH ENCLOSED CAR PARK - LARGE BIKE STORAGE SHED - EPC RATING: C

2 2 1 1 0






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Communal Entrance
Entrance gained via secure door and entry phone system leads to:

Communal Hallway
Letter boxes for all four flats, wall mounted electric heater, stairs leading to the upper floors.

Second Floor Landing
UPVC double glazed windows to the front and rear, secure cupboards housing meters and fuse box, wall mounted electric heater,

Entrance to Apartment 31
Entrance gained via solid oak entrance door which leads into;

Entrance Hallway
Loft hatch, wood effect laminate flooring, cupboard housing heating system for hot water and underfloor heating. Doors lead to the following rooms:

Bathroom
7'8 x 5'7
Three piece white suite comprising of; bath with overhead mains powered shower, wall hung wash hand basin and WC, electric shaver point, wall mounted heated towel rail, recessed spotlights, part tiled walls, tiled floor, extractor vent, UPVC double glazed opaque window to the rear.

Bedroom One
12'9 x 9'4
UPVC double glazed window to the front, fitted wardrobe with sliding doors, television point, extractor vent, door leading into;

En-Suite Shower Room
8'2 x 5'8
Three piece white suite comprising of; overheard electric shower in large cubicle, wall hung wash hand basin and WC, electric shaver point, wall mounted heated towel rail, recessed spotlights, part tiled walls tiled floor, extractor vent, fitted shelving providing storage space, UPVC double glazed opaque window to the front.

Bedroom Two
11' x 9'8
UPVC double glazed window to the rear, fitted wardrobes with sliding doors, television point, extractor vent.

Open Plan Dining Kitchen and Lounge
22'3 x 16'1
Good range of wall and base units, laminate work surfaces, one and half stainless steel sink and drainer, integrated appliances include: overheard illuminated extractor hood, 'AEG' induction hob, electric oven, microwave, 'Beko' dishwasher, 'Electrolux' washing machine and fridge freezer, extractor vent, recessed spotlights, space for dining table and chairs, entry phone, television and telephone points, wood effect laminate flooring, UPVC double glazed window to the rear, UPVC sliding door to the rear opens to a Juliette balcony with views over the Ribble Estuary,

Outside
Allocated parking space within enclosed private car park which is located close to the communal entrance, large bike storage unit.

Other Details
**** The apartment benefits from underfloor heating throughout ****
**** Contents of the apartment are negotiable ****

Council Tax Band: D
Tenure: Leasehold
Number of years left on the lease: 238
Maintenance Charge: £2,660.00 for 2026 which covers building insurance, building maintenance: including painting and carpets, cleaning communal areas, garden maintenance, etc.
Ground Rent: £150.00 per annum

