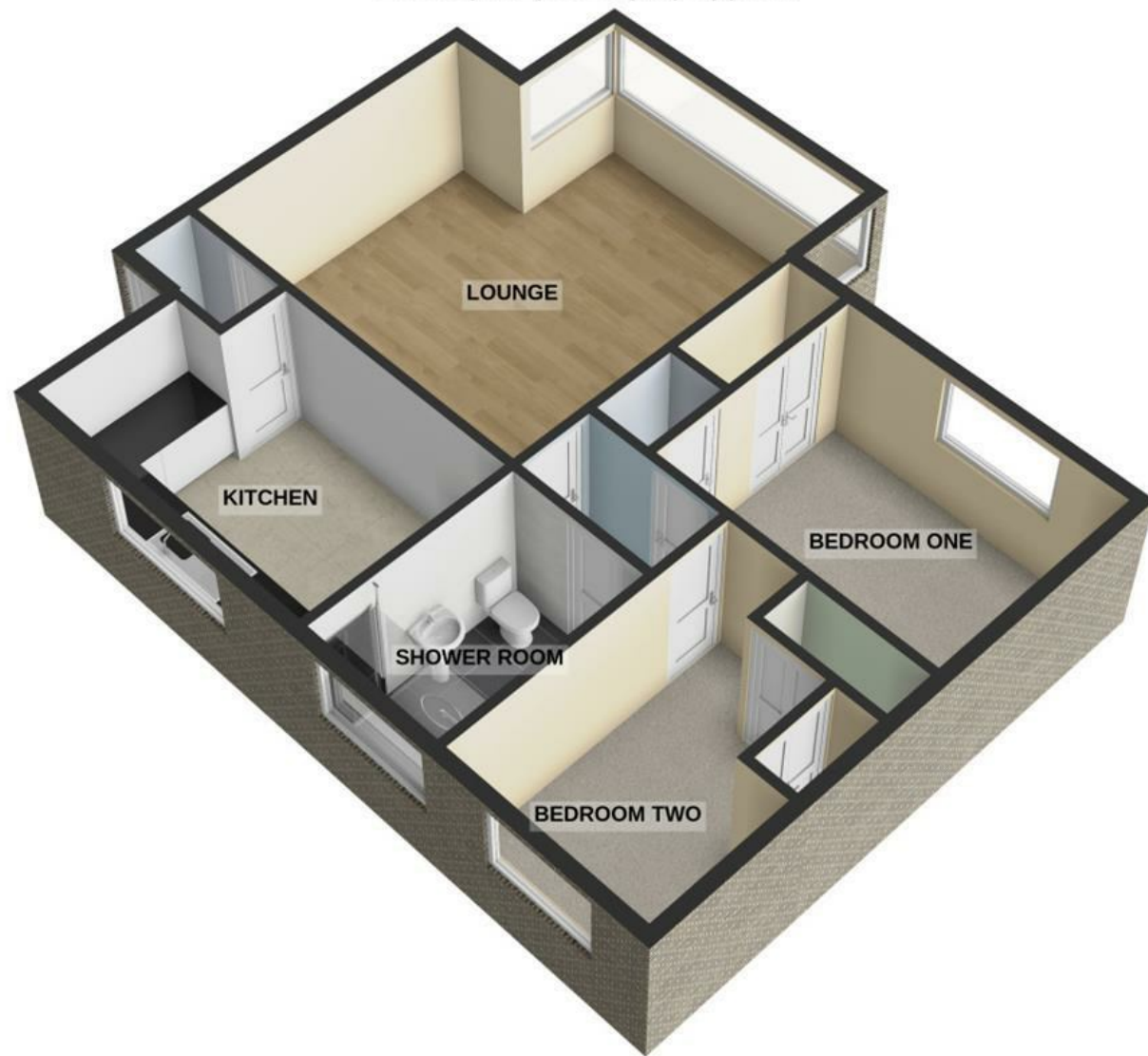


70.3 sq.m. (757 sq.ft.) approx.



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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Entrance

Solid timber door leads into;

Entrance Hallway

Secure entrance doors to the front and rear, doors to the ground floor apartments, staircase leading to the upper floors.

Entrance to apartment 5

Entrance gained via solid timber door leading into;

Second Floor Landing

Doors leading into flats 5 and 6.

Entrance Vestibule

Entry phone, dado rail, doors to the following rooms;

Dining Kitchen

12'4 x 8'8
Large UPVC double glazed window to the rear, range of wall and base units, sink and drainer, 'Whirlpool' induction hob with overhead illuminated extractor hood, integrated 'Hisense' electric oven, plumbed for washing machine, space for encounter fridge and fridge, space for dining table and chairs, wall mounted 'Fischer' future heat dynamic electric storage heater, tiled walls, laminate flooring.

Dining Lounge

Large walk in bay window to the front providing excellent views of the promenade and sea, two wall mounted 'Fischer' future heat dynamic electric storage heater, fireplace with marble backdrop and hearth housing living flame effect electric fire, television and telephone points, space for dining table and chairs, dado rail, coving.

Inner Hallway

Doors lead off into the following rooms;

Bedroom One

12' to the wardrobes x 9'11
Large UPVC double glazed windows to the front with sliding window across for further sound proofing, fitted wardrobes and cupboards, inbuilt wardrobe, coving.

Bedroom Two

12'1 x 9'
Large UPVC double glazed window to the rear, wall mounted 'Fischer' future heat dynamic electric storage heater, fitted wardrobes.

Shower Room

7'7 x 5'6
UPVC double glazed opaque window to the rear, three piece suite comprising of; large walk in mains powered shower, vanity wash hand basin and WC, wall mounted 'Fischer' electric heater, wall mounted towel heater, part panelled walls, tiled flooring.

Outside

Beautifully landscaped lawn with well stocked, established and planted borders. To the rear is a private car park and row of garages accessed off Wilvere Drive.

Garage

16'2 x 8'2
Accessed via up and over door.

Other Details

Tenure: Leasehold - 999 years from 1st July 1973
Maintenance Charges: £100.00 per month and this includes: Buildings insurance, ground rent, communal gardens, window cleaning and maintenance of the communal areas.
Council Tax Band: C
Energy Rating: F

