



24 Lindsay court , New Road, Lytham St. Annes, FY8 2SR

Price: £65,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

- Spacious Second Floor Purpose-Built Flat
- Two Well-Proportioned Double Bedrooms
- Generous Main Lounge With Plenty Of Space
- Functional Kitchen And Bathroom With Improvement Potential
- Good-Sized Single Garage Providing Valuable Storage
- Communal Gardens Predominantly Laid To Lawn
- Convenient Access To Shops, Supermarkets, Bus Routes & Promenade

To view all of our properties visit www.tigerestates.co.uk

flat 24 Lindsay court , New Road, Lytham St. Annes, FY8 2SR

INTRODUCTION This well-proportioned second floor purpose-built flat offers spacious and versatile accommodation throughout and would make an ideal purchase for a first-time buyer, downsizer or investor. The property is conveniently situated within easy reach of a range of local amenities, transport links and the popular Blackpool Promenade.

Internally, the property provides a spacious main lounge which offers a generous reception space with plenty of room for a variety of furniture arrangements. The kitchen is functional and provides the necessary space for everyday use, whilst offering scope for further improvement and modernisation to suit the new owner's individual tastes and requirements.

There are two well-sized double bedrooms, providing comfortable sleeping accommodation and making the property equally suitable for a couple, small family or those requiring additional space for guests or working from home. The bathroom is also functional and offers further potential for improvement should the purchaser wish to create a more contemporary finish.

A particular benefit of the property is the good-sized single garage, providing valuable secure storage and parking space. This is an increasingly desirable feature and offers additional flexibility for storing a vehicle, bicycles, tools and other household items.

Externally, residents benefit from well-maintained communal gardens, predominantly laid to lawn and providing pleasant surrounding outdoor space. The property is also conveniently positioned for a range of everyday amenities, with local shops, supermarkets and bus routes all within a short distance.

The Blackpool Promenade is also easily accessible, providing access to the seafront, leisure facilities, attractions and the wider coastline.

The building is currently benefiting from extensive external building works being undertaken by the current management company, with works being carried out to improve and maintain the external areas of the building.

Overall, this is a spacious and well-proportioned two-bedroom apartment offering a combination of generous internal accommodation, a private single garage, communal gardens and a convenient location, together with scope for the incoming purchaser to carry out some cosmetic improvements and create a home to their own requirements.

Early viewing is highly recommended to appreciate the size, potential and location of this property.

TENURE

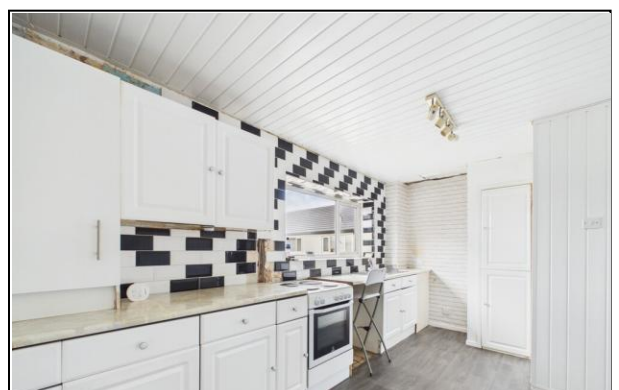
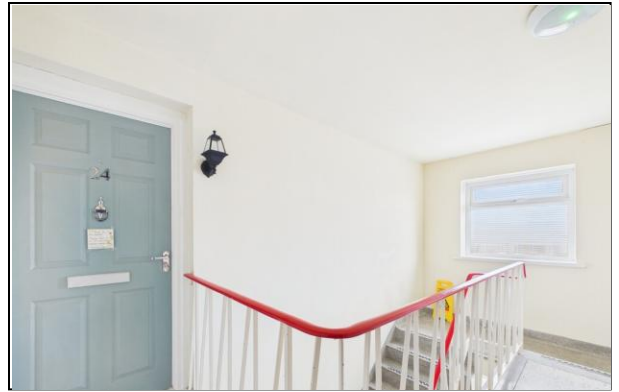
The property is **Leasehold**

SERVICE CHARGE

£1,634

COUNCIL TAX

Band B



flat 24 Lindsay court , New Road, Lytham St. Annes, FY8 2SR

ANNUAL COUNCIL TAX AMOUNT

£1,932

BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

16/09/2026



flat 24 Lindsay court , New Road, Lytham St. Annes, FY8 2SR

