



**Flat 1, Hall Park Centre, Forest Drive,
Lytham St. Annes, FY8 4QF**

£174,950

***** Immaculate 3-Bedroom Apartment in Prime Lytham
Location – Under £175,000! *****

Located just 150 yards from the picturesque Lytham Hall grounds and less than a mile from the vibrant centre of Lytham St. Annes, this beautifully presented first-floor apartment offers exceptional value in a sought-after area.

Recently redecorated and boasting brand-new carpets throughout, the property is move-in ready and features its own private entrance, a spacious lounge measuring over 16ft x 11ft, and three well-proportioned bedrooms.

Additional benefits include communal parking to the front and an invaluable private garage to the rear—perfect for storage or secure parking.

Ideal for first-time buyers, investors, or those looking to downsize without compromising on space or location.

- PRIME location
- Near LYTHAM HALL
- THREE bedrooms
- GARAGE
- UPVC double glazing

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- Gas central heating
- IMMACULATE throughout
- No chain

Private Entrance.

Hallway: Private entrance hall, UPVC double glazed front and rear doors and windows, Staircase to the first floor.



First Floor:

Landing: UPVC double glazed window, Radiator.

Lounge: 16'9" x 11'7" (5.11 m x 3.53 m) UPVC double glazed window and door to balcony, Radiator, Feature fireplace



Balcony.

Kitchen: 11'7" x 9'2" (3.53 m x 2.79 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Combi gas central heating boiler, Plumbed for washing machine, Built in oven, Gas hob with extractor hood, Tiled walls.

Bedroom 3: 9'2" x 7'6" (2.79 m x 2.29 m) Coved ceiling, UPVC double glazed window, Radiator.



Bedroom 2: 12'4" x 8'10" (3.76 m x 2.69 m) Coved ceiling, Two UPVC double glazed window, Radiator.

Bedroom 1: 13'1" x 10'6" (3.99 m x 3.20 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Tiled walls, Coved ceiling, UPVC double glazed window, Radiator.

Outside: There are no gardens with this property. There is a right of way access to the garage

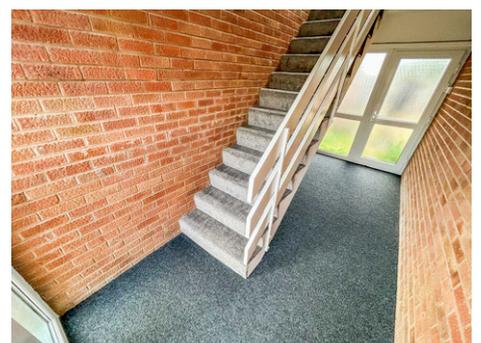


Parking: There is a detached sectional concrete garage with an up and over door, located to the rear. There is also communal parking to the car park at the front

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold, with no service charges or ground rent, where maintenance and buildings insurance are shared equally with the ground floor premises. The lease length is 999 years from 1986. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1598.02 (2025/26)



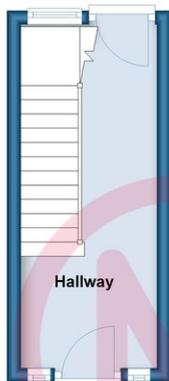
Directions: Take Clifton Drive heading south, at Fairhaven Lake turn left onto Woodlands Road, continue to the end and turn right onto Blackpool Road, first left onto Forest Drive.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

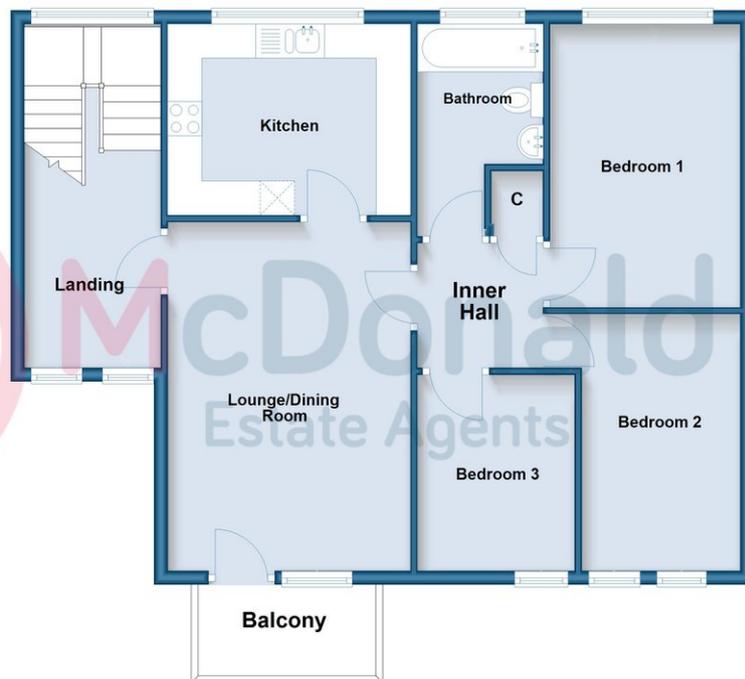
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Hall Park Centre

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