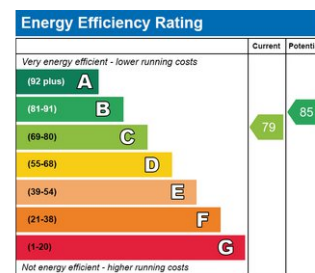
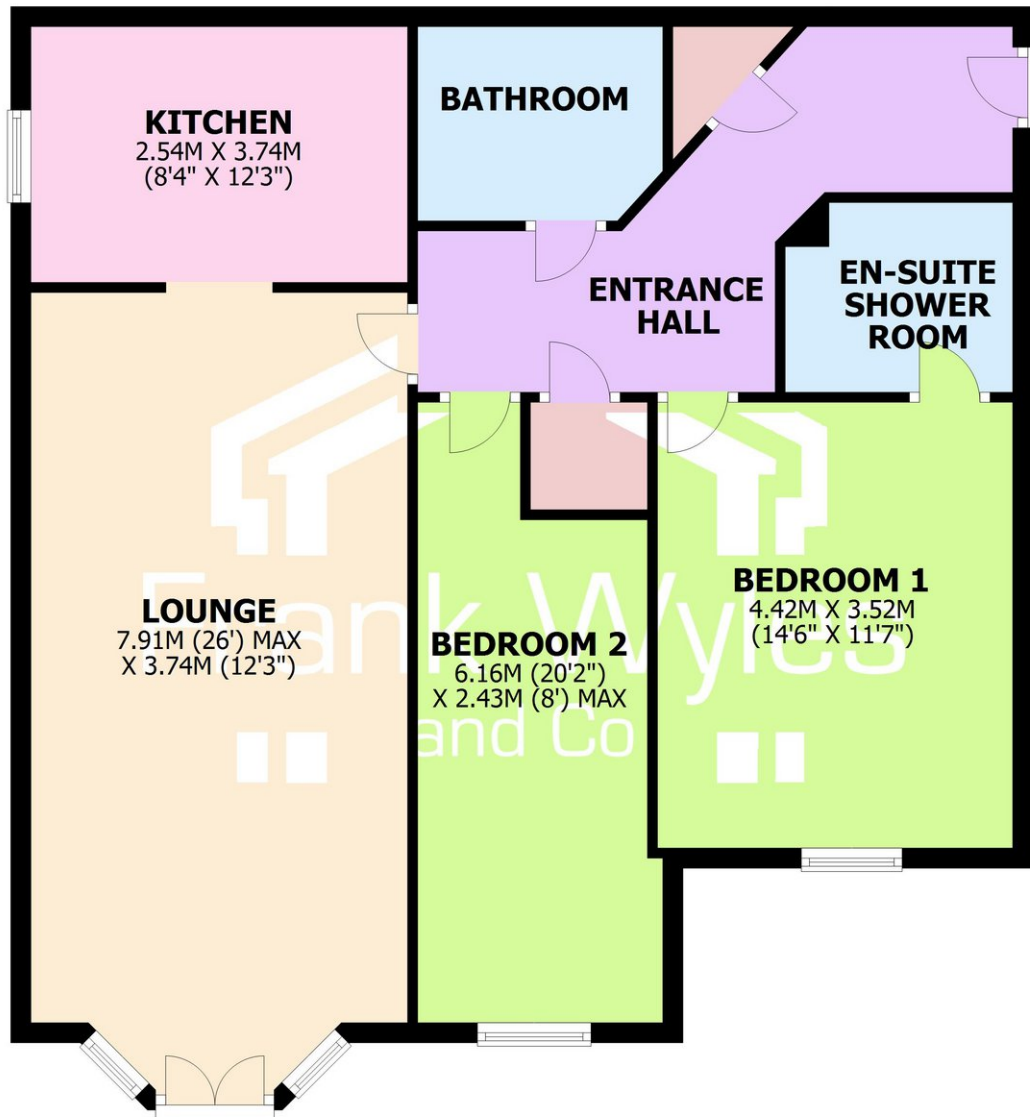




FIRST FLOOR
APPROX. 91.5 SQ. METRES (984.9 SQ. FEET)



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

Flat 6, 56 North Promenade, Lytham St. Annes FY8 2ND

- First Floor Purpose Built Apartment
- Large Reception & Modern Fitted Kitchen
- 2 Bedrooms, 2 Bathrooms
- Stunning Sea Views
- Lift To All Floors
- Garage

£250,000
Leasehold



Elevated on the first floor, this purpose-built apartment boasts breathtaking, unrestricted sea views and is conveniently located just a short stroll from St Annes Square and its array of amenities. The well-designed interior comprises a spacious reception room, a modern fitted kitchen, two bedrooms, with the principal bedroom benefiting from an ensuite, and an additional bathroom.

Adding to its appeal, the property includes a garage for convenient parking. With the advantage of a lift servicing all floors, this residence is being offered with no forward chain, making early viewing highly recommended to secure this captivating coastal property.

Tenure: Leasehold

Council Tax: Band E
Service Charge: £1,755



Entrance Hall Built-in storage cupboard, built-in cupboard housing hot water cylinder, door to:

Lounge 7.91m (26') max x 3.74m (12'3") Bay to front with double glazed windows, French doors with Juliette balcony, and open sea view, TV point, coving to ceiling, living flame effect electric fire, open plan to:

Kitchen 3.74m (12'3") x 2.54m (8'4") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge/freezer, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over, built-in microwave, obscure double glazed window to side.

Bedroom 1 4.42m (14'6") x 3.52m (11'7") Double glazed window to front, door to:

En-suite Shower Room Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC, part tiled walls, extractor fan, shaver point and light.

Bedroom 2 6.16m (20'2") x 2.43m (8') max Double glazed window to front, TV point, coving to ceiling.

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin with mixer tap and WC, part tiled walls, extractor fan, shaver point and light.

External Set in communal gardens. Single garage with up-and-over door.

Notes The property carries a service charge of £1,755 annually, which encompasses the ground rent and is inclusive of a lease extending over an impressive 999 years. The management of the building is overseen by one of the residents, ensuring a well-run, efficient, and professionally managed service. This arrangement contributes to the smooth operation of the property, providing residents with peace of mind and a well-maintained living environment.

