



## 2 bed apartment to buy in FY8

North Promenade, Lytham St. Annes,  
Lytham St. Annes, FY8 2LZ

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedrooms
- ✓ Ground Floor
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Spacious two bedroom ground floor seafront apartment offered for sale with no onward chain, this elevated ground floor purpose-built apartment enjoys a prime seafront position. Ideally located close to the town centre, local amenities, and excellent transport links, this property offers generous accommodation throughout.

The apartment briefly comprises: Two double bedrooms, large open-plan lounge and dining area with access to a spacious balcony overlooking the sea front, well-proportioned dining kitchen, bathroom plus a separate WC, allocated parking space and access to beautiful communal gardens.

Please note, the property is subject to Section 20 works and the seller is unable to locate paperwork at this time. Please refer to the legal pack for any additional information.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 891

Annual Ground Rent Amount: £27.00

Annual Service Charge Amount: £3,553.00

Price: Starting Bid £170,000

Property Type: Apartment

Parking: Allocated

Year built: 1970

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Hallway

Spacious hallway with radiator and intercom, three storage cupboards with shelving, doors lead to the following rooms;

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## Open Plan Dining Lounge

6.25m x 5.89m (20'6 x 19'4) - UPVC double glazed doors leading out on the balcony, two radiators, electric fire in a wooden surround with tiled backdrop and hearth, television point, coving, skirting boards.

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## Dining Kitchen

4.95m x 2.36m (16'3 x 7'9) - UPVC double glazed windows to the front, good range of base units, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated electric ' Lamona ' induction hob and oven, ' Baxi ' boiler, space for a fridge freezer, plumbed for washing machine, breakfast bar, laminate flooring.

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## Bathroom

2.34m x 2.34m at widest point (7'8 x 7'8 at widest - Two piece green suite comprising; bath with grab rail and pedestal wash basin, mains powered shower in single glazed cubicle, radiator, extractor fan, chrome towel holder, fully tiled walls.

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## Separate Wc

2.34m x 1.04m at widest point (7'8 x 3'5 at widest - Two piece grey suite comprising: WC and wall mounted wash hand basin, radiator, fully tiled walls, towel rail, skirting boards.

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## Bedroom 1

4.75m x 3.20m (15'7 x 10'6) - UPVC double glazed windows to the rear, radiator, fitted wardrobe, skirting boards.

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## Bedroom 2

4.75m x 3.00m (15'7 x 9'10) - UPVC double glazed window to the rear, radiator, fitted wardrobe, telephone point, skirting boards.

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## Parking

Allocated parking to the rear of the building.

3D - 29 Majestic.jpg

Floorplan - 29 Majestic.jpg

94.3 sq.m. (1015 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. Made with Metropix © 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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