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7 The Breakers, Lytham, Lancashire FY8 5TQ

£875,000

Coastal Luxury Awaits With This Spacious & Immaculate Three/ Four Bedroom Penthouse Apartment On The Sought After 'The Breakers' Complex Within Lytham Quays. Boasting Three Balconies Facing To The Side, With Partial Sea Views.



Communal Entrance

Secure entrance with communal lift and stairs to the first and second floors (as well as down to the under ground garage). Private staircase and key accessed lift give access to the third floor.

Private Third Floor Landing

Aforementioned private staircase from the second floor landing. Secure door giving lift access. UPVC double glazed window to the side. Ceiling light, large format tiled flooring and loft access hatch. Further secure door to:

Reception Lounge

UPVC double glazed French doors and windows to the side, leading to a large balcony with decked flooring and external lighting. Large format tiled flooring, ceiling light, radiator, TV aerial point and telephone point. Doors to the Inner Hallway, WC, Study and Living Dining Kitchen.

WC

Velux skylight window. Two piece white suite, comprising: vanity unit with inset wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ceiling light, extractor fan, radiator and mirror with light.

Open Plan Living Dining Kitchen

UPVC double glazed French doors and windows to the side, leading to a large balcony with decked flooring and external lighting, with stunning views over the estuary to the rear. Range of fitted units with matching island incorporating breakfast bar, bespoke work surfaces and under mount stainless steel single bowl sink with mixer tap. Integrated Miele appliances include: triple oven/grill/microwave with warming drawers, induction hob with illuminated extractor above, dishwasher, refrigerator and freezer. Large format tiled flooring, ceiling light, spot lighting, inset speakers, radiators, TV aerial point, telephone point and feature fireplace with inset electric fire. Door to:

Utility Room

Velux skylight window. Range of fitted base units with laminate work surfaces and space and plumbing for washing machine, tumble dryer and wine cooler. Ceiling light, tiled flooring, radiator and loft access hatch.

Study

UPVC double glazed French doors to the side leading to the decked balcony. Ceiling light, radiator, telephone point and storage cupboards housing hot water cylinder and consumer unit.

Inner Hallway

Loft access hatch, radiator and spot lighting. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed windows to the front. Fitted drawers and headboard. Radiator, TV aerial point, spot lighting and inset speakers. Doors lead to:

Dressing Room One

Fitted open wardrobes, shelving and drawers. Ceiling light.

Dressing Room Two

Fitted wardrobes with sliding doors. Radiator and ceiling light. Door to:

Bedroom Two

UPVC double glazed window to the side. Fitted mirrored wardrobe, dressing table, drawers and cupboards. Radiator, ceiling light and T aerial point. Door to:

En-Suite

Three piece white suite, comprising: panelled bath with chrome mixer tap, wall mounted chrome controls handheld shower attachment on riser rail and glass shower screen; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted mirror with light, ceiling light, radiator and extractor fan.

Bedroom Three

UPVC double glazed window to the side. Fitted mirrored wardrobe with dressing table. Eaves storage cupboard, ceiling light and radiator. Door to:

En-Suite

UPVC double glazed obscure window to the side. Three piece white suite, comprising: panelled bath with chrome mixer tap; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted mirror with light, radiator, ceiling light and extractor fan.

Additional Information

Parking in secure underground garage

Tenure - Leasehold

Council Tax Band - G

Maintenance charges - £3052 per annum

Ground Rent - £500 per annum

Garden maintenance - £388.12 per annum

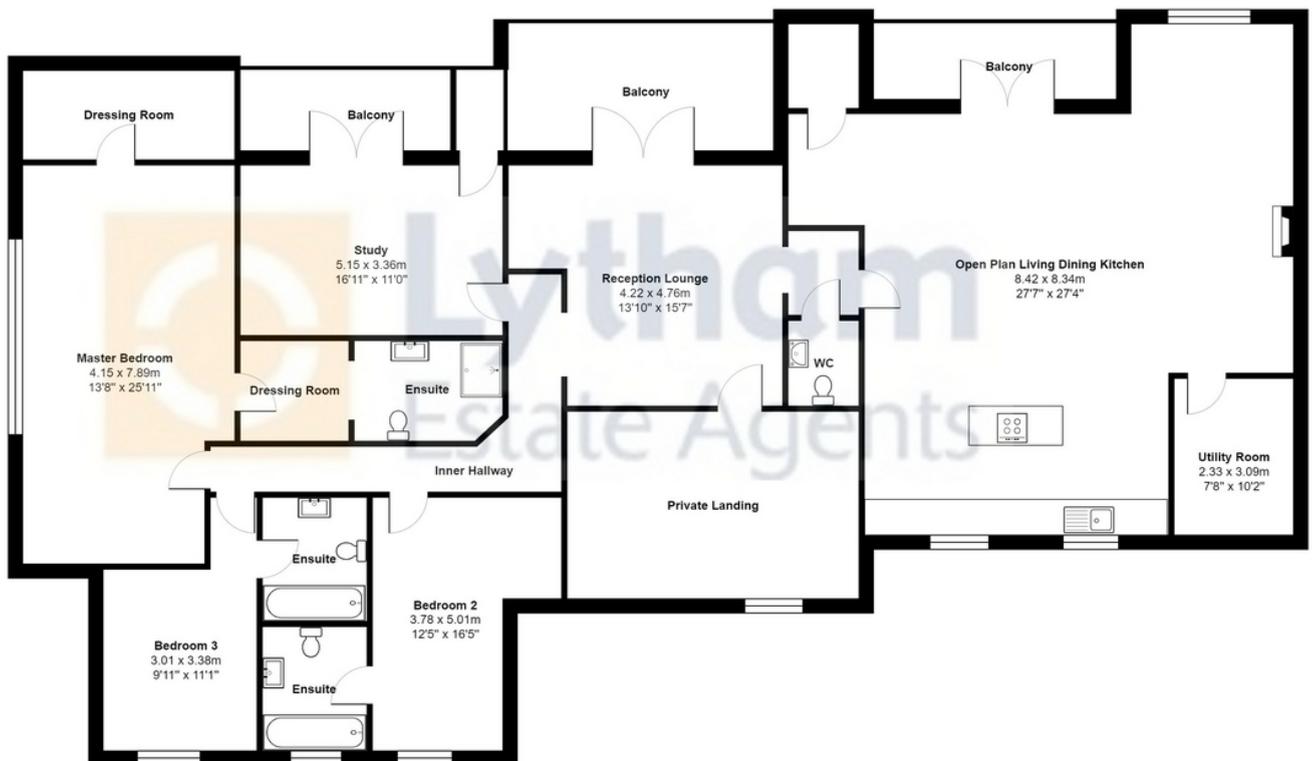
Year Built - 2008

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Floor Plans



Total Area: 254.4 m² ... 2738 ft² (excluding balcony)