



**Lytham**  
Estate Agents

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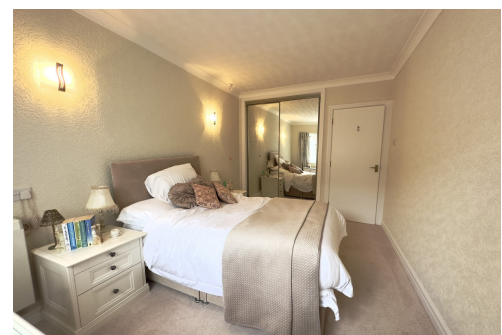
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**Flat 11, The Homestead Henry Street, Lancashire FY8 5LJ**

**£149,950**

*A fantastic opportunity to acquire this chain free one-bed retirement, front south facing ground floor apartment right in the heart of Lytham town centre and all it's amenities with the seafront and Lytham Green only a short walk away.*



**Entrance Hall**

Carpeted. Wall lights and coving. Door to cupboard housing Ariston Boiler and electric metres.

**Bathroom**

Fully tiled bathroom comprises: WC with button flush, pedestal wash basin with twin taps and step in shower with Triton electric shower. Wall mounted handle to shower. Wall mounted electric heater and storage cupboard. Alarm system. Extractor fan.

**Bedroom**

Carpeted. Front facing window with fitted blinds. Wall lights with dimmer switch. Alarm system. Fitted wardrobes with mirrored sliding doors. Electric radiator.

**Living Room**

Carpeted. Wall lights. Front south facing bay window with fitted blinds. Feature fireplace with electric fire and wood surround. TV aerial socket and electric radiator. Opening to

**Kitchen**

Vinyl flooring. White gloss wall and base units. Contrasting laminate worksurface and tile splash back. Induction four ring hob and extractor fan. Caple oven. One and a half stainless steel drainer sink with mixer tap. Integrated fridge freezer. Alarm system. Spotlights and coloured lights behind the kitchen units.

**Additional Information**

Maintenance Charge - £3109.00 per annum

Ground Rent - £453.91 per annum

Tenure - Leasehold (60 years remaining)

**Disclaimer**

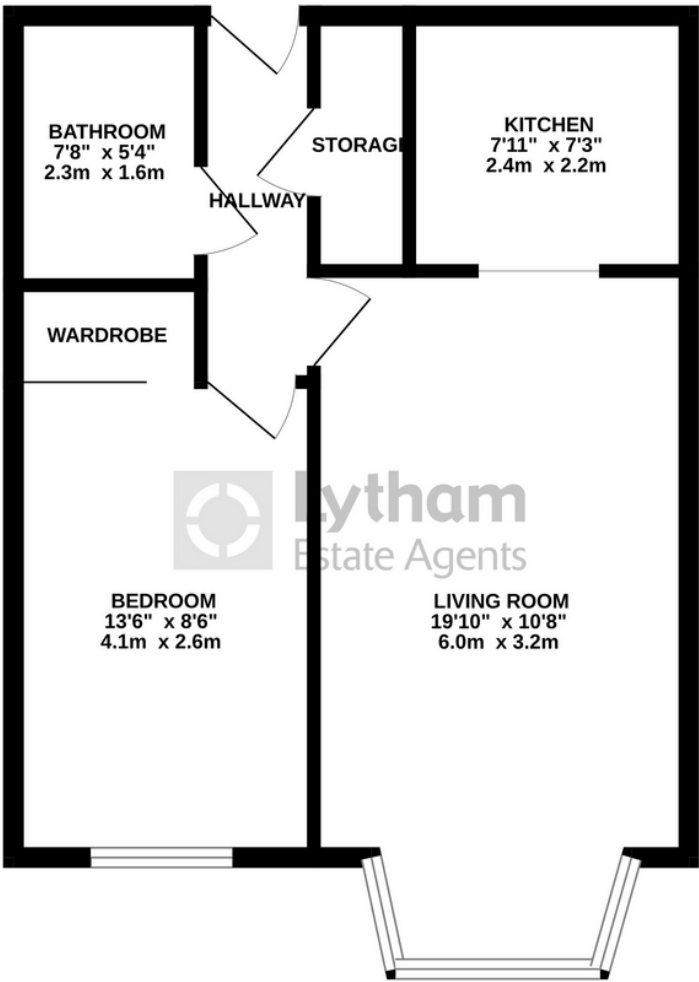
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Floor Plans

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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