



**Flat 1, Lystra Court 103-107 South Promenade, Lytham St.
Annes FY8 1NP**

£165,000

This Fantastic Two Bedroom Ground Floor Retirement Apartment Is Ideally Located On St Annes Sea Front, Just A Stone's Throw Away From The Beach And Within Walking Distance Of Both St Annes Square And Fairhaven Lake.



Communal Entrance Porch

Wall mounted intercom door entry system. Glazed inner door to entrance vestibule and further inner doors to:

Communal Foyer/Hallway And Residents Lounge

Heated hallway and lounge with development manager's office and communal laundry services. Lift and staircase to further floors.

Apartment Entrance Hall

Accessed via communal hallway. Intercom system, ceiling light, carpet and large storage cupboard housing hot water cylinder. Doors leading to the following rooms:

Lounge

UPVC double glazed French doors leading to the external patio area. Feature fireplace with stone surround and inset electric fire. Coving, ceiling lights, TV aerial point, carpet and electric storage heater. Obscure glazed double doors to:

Kitchen

UPVC double glazed window. Range of fitted wall and base units incorporating laminate work surface and inset single bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Neff electric oven, induction hob with built-in extractor above, and fridge freezer. Kickboard heater, ceiling light, wood effect vinyl flooring, part tiled walls and glass splash back panel.

Bedroom One

UPVC double glazed window. Ceiling light, coving, storage heater and built-in mirrored wardrobe.

Bedroom Two

UPVC double glazed window. Ceiling light, coving and storage heater.

Shower Room

Three piece white suite, comprising: step-in shower enclosure with glass screen, wall mounted chrome controls, handheld shower attachment on riser rail and grab rails; vanity unit with inset wash hand basin and chrome mixer tap, and WC with concealed cistern and push button flush. Wall mounted mirror, waterproof panelling to walls and ceiling, tiled flooring and mirrored vanity cabinet.

Additional Information

Allocated parking

Tenure - Leasehold

Maintenance is £3382.36 pa

Ground Rent is £753.92 pa

Residents must be aged 60+

Pets permitted subject to confirmation with management company

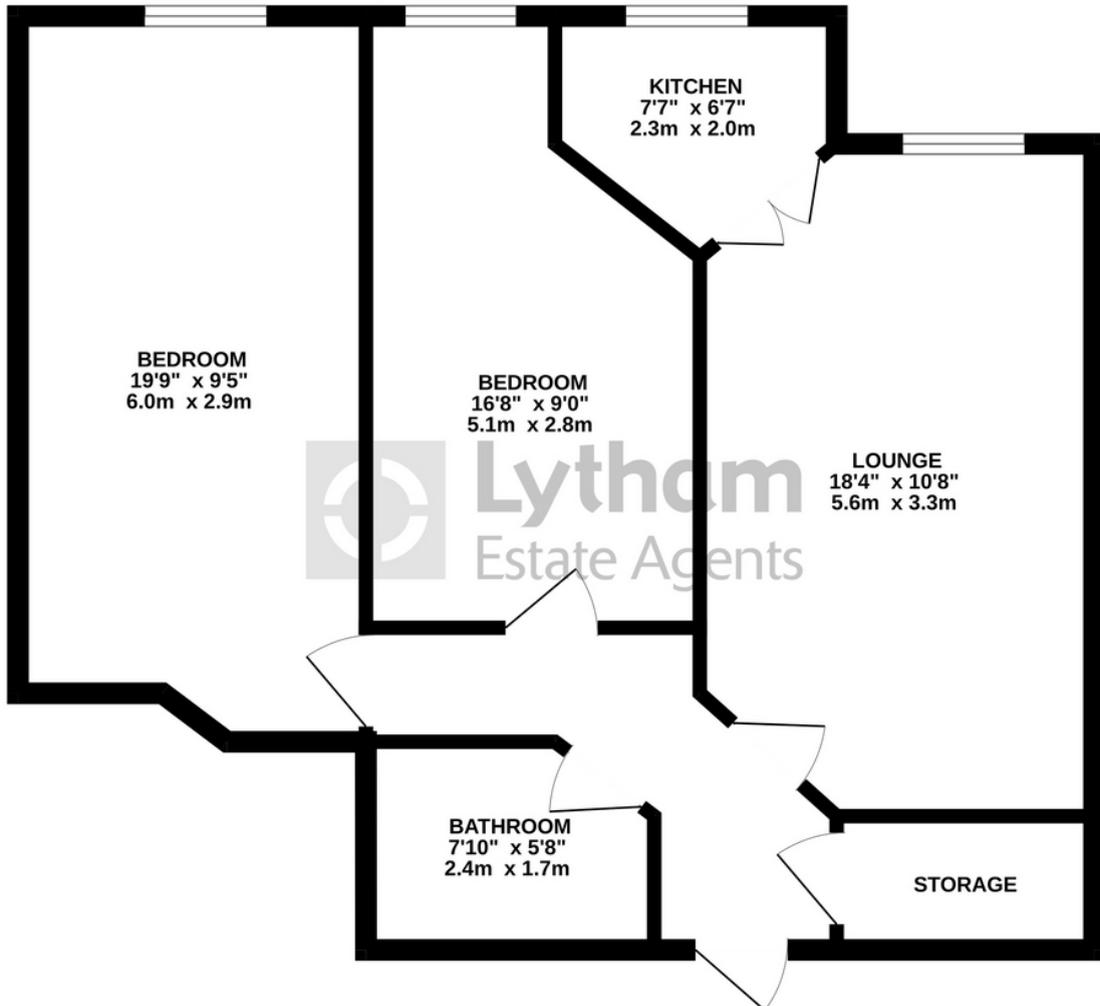
Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Floor Plans

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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.
Made with Metropix ©2023