



**Lytham**  
Estate Agents

**Lytham Estate Agents**  
2a Clifton Square,  
FY8 5JP

Telephone: 01253 796996

Email:  
info@lythamestateagents.co.uk

Website:  
www.lythamestateagents.co.uk/



**Flat 31 The Mariners, Haven Road, Lytham St. Annes FY8  
5FJ**

**£215,000**

*Well Presented Two Bedroom Second Floor Apartment On The Sought After 'The Mariners' Development. Located Close To Lytham Town Centre With Two Double Bedrooms, Garage And Parking.*



**Communal Entrance**

Stairs lead to communal entrance, with telecom system.

**Entrance Hall** 4'0" x 16'1" (1.24m x 4.91m)

Entrance hall with laminate flooring, electric wall heater, spotlights, telecom system, storage cupboard housing water cylinder, loft hatch to insulated loft with space for storage.

**Lounge** 11'3" x 16'4" (3.43m x 5.00m)

Good sized carpeted lounge with double glazed French doors leading to Juliette balcony overlooking the pretty communal garden and wider scenery of the area. Electric wall heater, spotlights and door access to kitchen.

**Kitchen** 5'9" x 9'7" (1.77m x 2.93m)

Fitted kitchen with wood effect wall and base units, with complimenting laminate worktops. Tiled flooring, tile splash back, spotlights and under cabinet lighting. Appliances include integrated double electric oven and grill with induction hob, integrated fridge freezer, dishwasher and washing machine, and a 1 1/2 sink with drainer and chrome mixer tap. Double glazed window to the front.

**Bedroom One** 11'7" x 10'5" (3.54m x 3.20m)

Carpeted double bedroom with double glazed window to the rear, electric wall mounted heater, ceiling light and ariel point.

**Bedroom Two** 9'10" x 8'7" (3.00m x 2.63m)

Carpeted double bedroom with double glazed window to the rear, electric wall mounted heater and a ceiling light.

**Bathroom** 5'6" x 6'9" (1.69m x 2.08m)

Three piece bathroom comprising of bath with electric shower over, pedestal sink with chrome mixer tap, WC with push button flush. Finished with a chrome heated towel rail, spotlights, tiled flooring, tiled walls and a large frameless wall mounted mirror.

**Garage**

Private single garage with the apartment accessed via up and over door from the front. Double power socket and lighting.

**Additional Information**

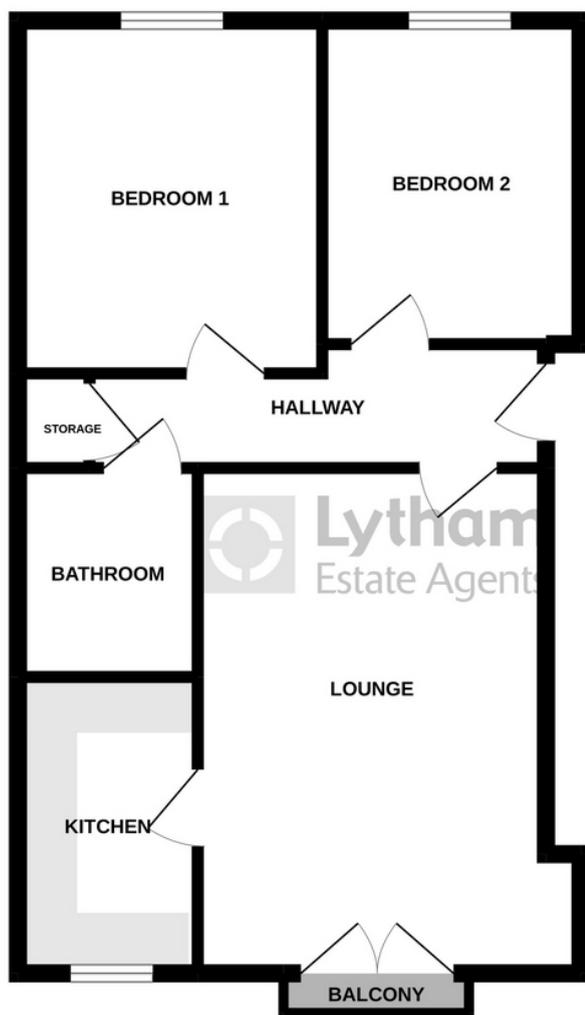
Tenure - Leasehold

Maintenance Charge - Approx £850 per annum



# Floor Plans

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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 ©2022