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**Flat 6, Grannys Bay 265-267 Inner Promenade, Lytham St.
Annes FY8 1AZ**

**Guide Price
£495,000**

Stunning Second-Floor Apartment with Spectacular Views



Entrance Hall

Wood effect vinyl flooring, radiator with decorative cover, telephone point, secure entry phone system, coving, ceiling lights and large storage cupboard. Doors leading to the following rooms:

Lounge

UPVC double glazed windows to the side and sliding patio doors to the front, leading to a lovely balcony with stunning views across Granny's Bay, Fairhaven Lake and beyond. Carpeted flooring, radiator, TV aerial point, coving, wall lights, ceiling light and feature fireplace with marble back and hearth. Door to:

Dining Room

Also accessed via door from the entrance hall. UPVC double glazed window to the side. Laminate flooring, radiator, coving, ceiling light and useful storage cupboard. Door to:

Kitchen

Also accessed via door from the entrance hall. UPVC double glazed windows to the side and rear. Range of fitted wall and base units incorporating laminate work surfaces and large inset 1 ½ bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Bosch four ring gas hob with extractor above, Bosch double oven/grill, Lamona fridge freezer, Lamona slimline dishwasher and hidden bin store. Space and plumbing for washing machine. Laminate flooring, coving, ceiling lights, tiled splash backs, radiator and wall mounted Worcester boiler.

Master Bedroom

UPVC double glazed window to the rear. Comprehensive range of fitted wardrobes, dressing table, bedside units, shelving, drawers and cupboards. Carpeted flooring, ceiling light, radiator, telephone point and coving. Door to:

En-Suite

Three piece white suite, comprising: step-in shower enclosure with bi-folding screen door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; pedestal wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls, vinyl flooring, chrome ladder style towel radiator, ceiling light, extractor fan and wall mounted illuminated mirror.

Bedroom Two

UPVC double glazed window to the rear. Range of fitted wardrobes, shelving and drawers. Carpeted flooring, coving, ceiling light and radiator.

Bathroom

Five piece white suite, comprising: tiled panelled bath with twin gold taps; step-in shower enclosure with glass screen door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; pedestal wash hand basin with chrome mixer tap; bidet with gold mixer tap and WC with handle flush. Fully tiled walls, wood effect vinyl flooring, radiator, ceiling light, extractor fan and wall mounted illuminated mirror.

Garage

Secure garage situated to the rear off the building, with up and over door to the front.

Additional Information

The property also benefits from a separate store room.

Tenure - Leasehold for the remainder of 999 year lease

The service charge for 2025 is approx £654 per quarter or £2,616 per annum.

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Floor Plans

GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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