



Lytham
Estate Agents

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**Flat 15, Lystra Court 103-107 South Promenade, Lytham St.
Annes FY8 1NP**

£120,000

Fantastic one-bedroom retirement apartment, just moments from St Annes Beach and the scenic sand dunes. Enjoy stunning sea views from every window!



Communal Entrance Porch

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

Communal Foyer 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

Carpeted flooring, fitted single wardrobe with inset lighting, intercom system, and pendant light. Provides access to all rooms.

Storage Room

Fitted shelving, electric meter, fuse board, and hot water cylinder. Ceiling light.

Living Room

Bright and airy living space with carpeted flooring, two pendant light fittings, and an electric fire. Double UPVC doors open onto a private balcony with breathtaking sea views, ideal for outdoor seating. Plantation-style shutters add a stylish touch. Storage heater. Double doors lead to the kitchen.

Kitchen

Laminate flooring, a range of wall and base units with laminate work surfaces, and a tiled splashback. Appliances include a Belling oven and grill, a Beko electric hob with an extractor fan above, and a stainless steel sink with a mixer tap and drainer. Space for a freestanding fridge and separate freezer. Ceiling light fitting. Side facing UPVC double glazed window with sea views.

Bedroom

Spacious double bedroom with carpeted flooring and fitted bedroom furniture, including wardrobes, a bedside table, a chest of drawers, and a desk. Ceiling light fitting. Side-facing UPVC double window with stunning sea views. Storage heater.

Shower Room

Tiled flooring with underfloor heating, step-in shower cubicle with plumbed shower attachment, handrail, and seat. WC with button flush and concealed cistern. Wash basin with mixer tap and vanity unit below. Ceiling light fitting and extractor fan.

Additional Information

- Allocated parking
- Tenure - Leasehold
- Maintenance is £2,469 pa
- Ground Rent is £646.22 pa
- Residents must be aged 60+
- Pets permitted subject to confirmation with management company

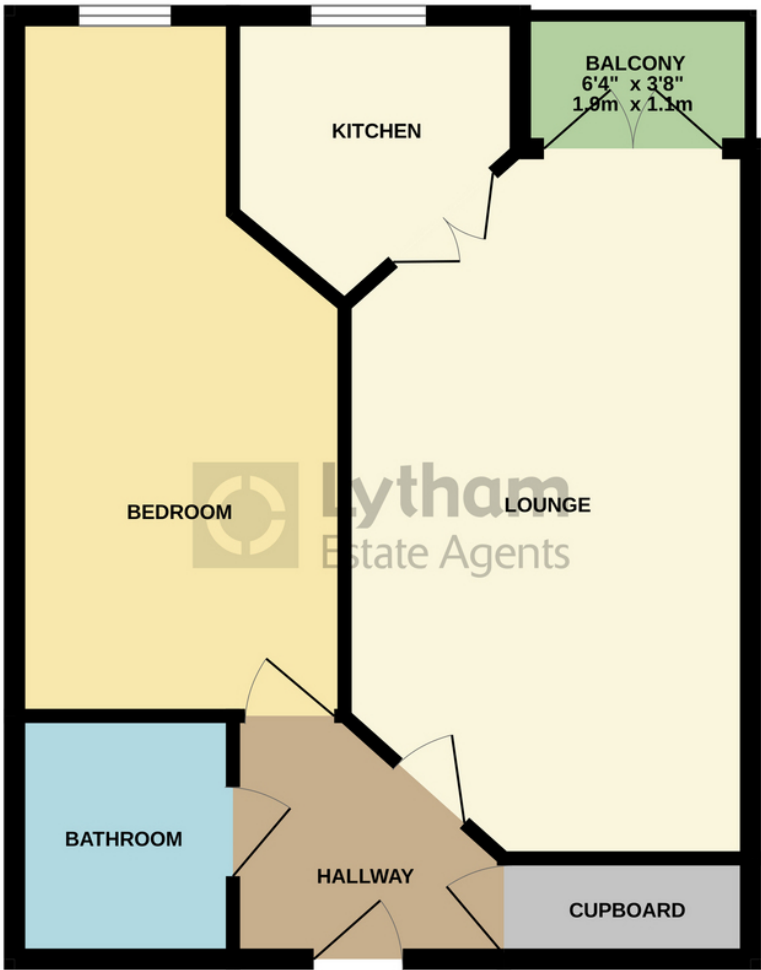
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Floor Plans

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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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