



208 Ensign Court Westgate Road, Lytham St. Annes

Lytham St. Annes

Offers Over **£100,000**

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A fantastic opportunity to acquire a meticulously presented 1-bedroom, first floor apartment located in a sought-after, residential area. The apartment features a well-proportioned bedroom, providing a tranquil sanctuary in which to unwind after a long day. The open-plan lounge and dining area create a sociable atmosphere, perfect for entertaining guests or simply relaxing in the comfort of your own home. Furthermore, the apartment benefits from a private balcony, offering a peaceful retreat. With allocated parking on the premises, convenience and accessibility are assured. Additionally, the apartment enjoys close proximity to a wide range of local amenities, including shops, cafes and transport links.

Council Tax band: A

Tenure: Leasehold

- Balcony
- Allocated Parking
- Close proximity to local amenities





Hallway

Access to storage cupboard.

Lounge/Diner

23' 3" x 10' 9" (7.08m x 3.28m)

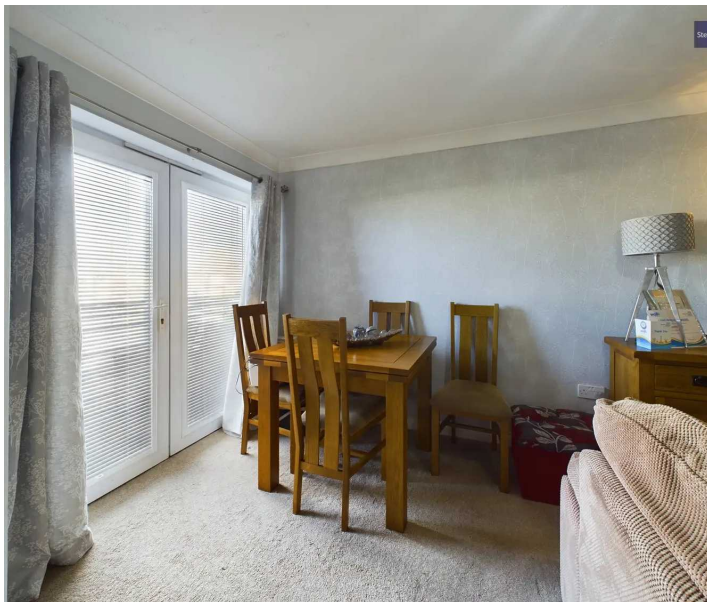
UPVC double glazed patio doors to the front elevation, with integrated blinds, leading onto the balcony.

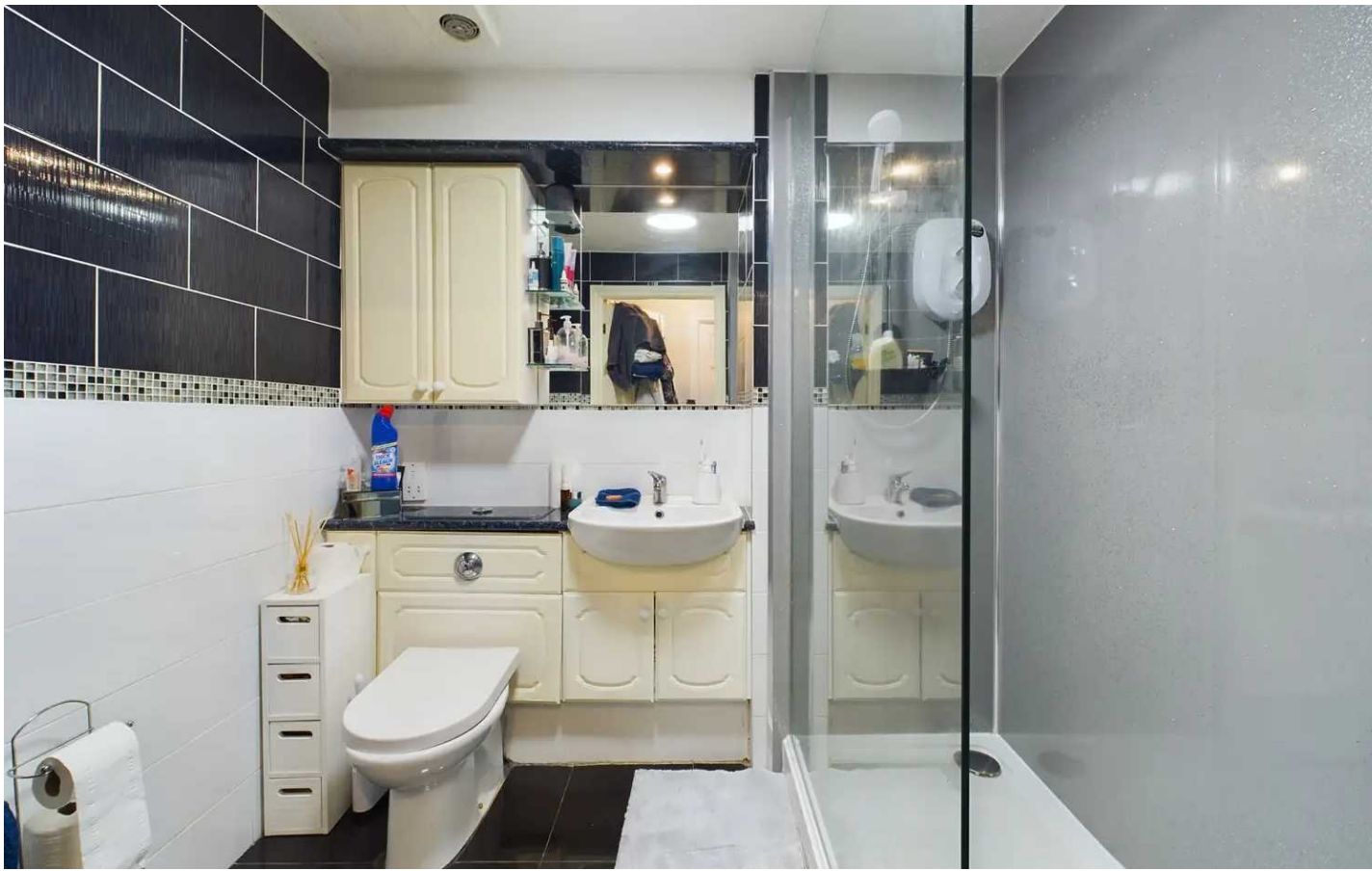
Electric heater and electric fire with surround. Door leading onto the kitchen.

Kitchen

11' 2" x 7' 8" (3.41m x 2.33m)

Matching range of base and wall units with fitted worktops, integrated electric oven and hob with extractor hood, stainless steel sink with draining board. UPVC double glazed window to the front elevation.





Bathroom

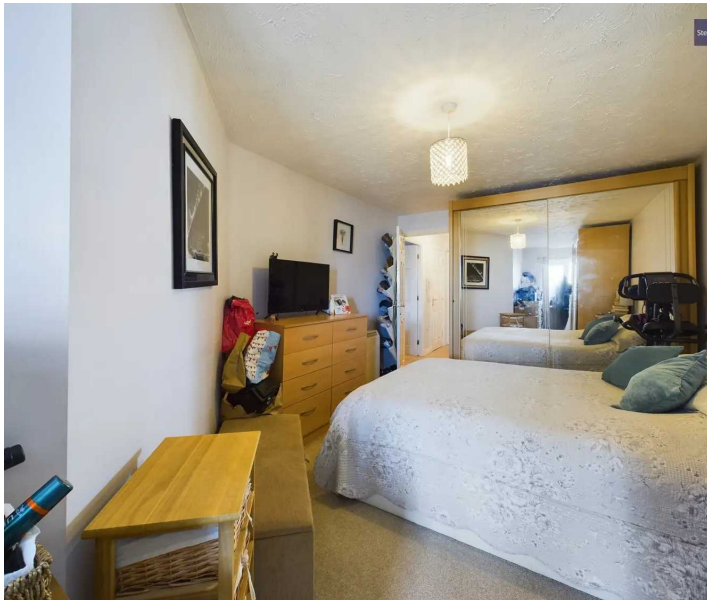
7' 3" x 5' 8" (2.21m x 1.72m)

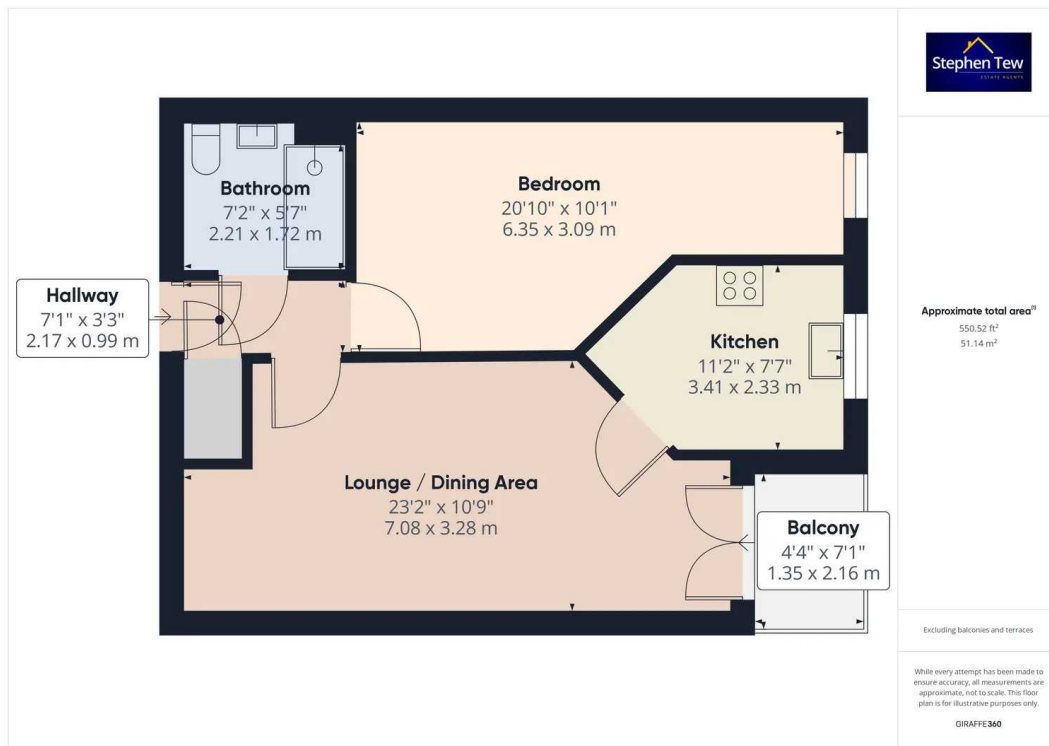
Three piece suite bathroom comprising of low flush WC, wash basin with built in storage units and enclosed shower cubicle. Electric heated towel rail.

Bedroom

20' 10" x 10' 2" (6.35m x 3.09m)

UPVC double glazed window to the front elevation, electric heater.







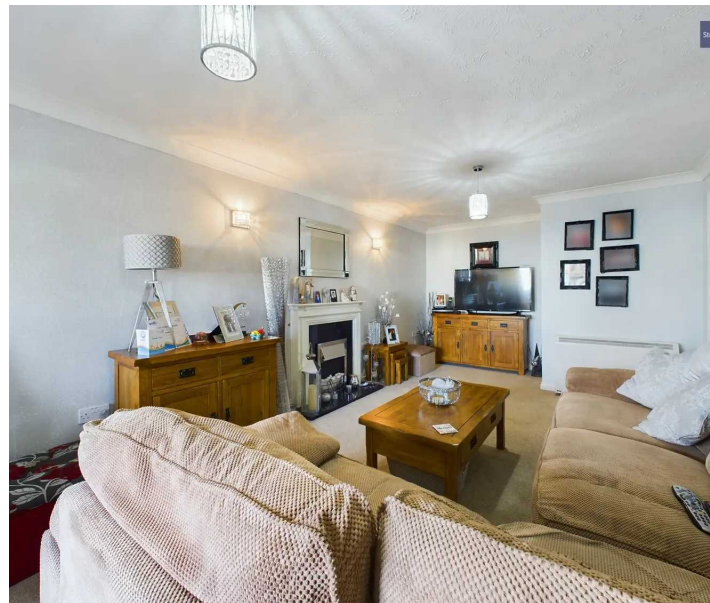
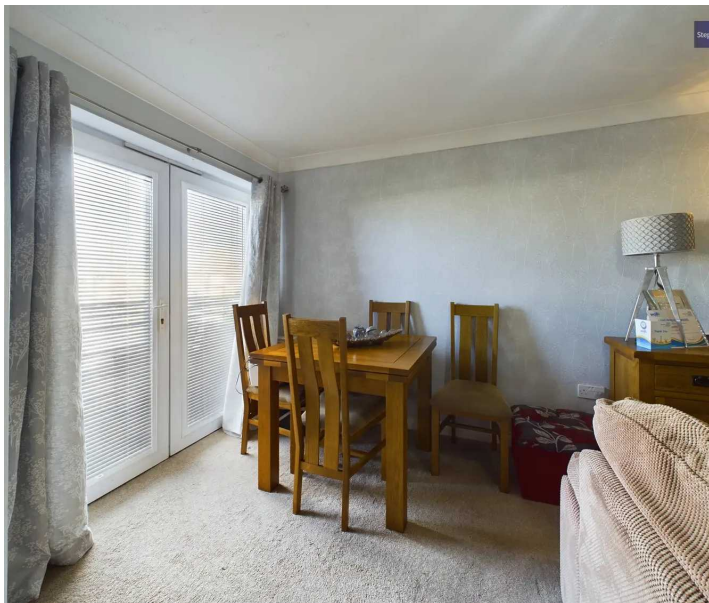
BALCONY

North facing private balcony leading off from the Lounge/diner.

ALLOCATED PARKING

1 Parking Space

Car park to the rear of the building





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