



3 Windward House, 73 South Promenade, St Annes, FY8 1LZ



Lytham
Estate Agents

£279,950

Residential Property Specification



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Main Entrance

The entrance to Windward House is approached from the side of the property. A glazed door leads into the porch with dedicated security intercom, video security entry system and private post box. A second glazed door, fully security enabled, leads to the main entrance hall with lift and stairs to all floors.

Entrance

Solid wood door leads to:

Entrance Hall

Spacious hallway with inset ceiling down lighting, two radiators, entry phone system, storage cupboard with hanging rail and consumer unit and additional storage cupboard housing water cylinder. Doors lead to:

Lounge 21'10" x 16'2" (6.65m x 4.93m)

Double glazed French doors with double glazed glass panel either side open onto the balcony, double glazed window with obscure glass to the side, three radiators, TV aerial and telephone points.

Balcony/Terrace 16'2" x 5'6" (4.93m x 1.68m)

A secluded covered terrace with fabulous sea views, dwarf wall with clear glass secure balustrade and paving to the floor.

Breakfast Kitchen 12'6" x 9'5" (3.81m x 2.87m)

Modern fitted kitchen with wall and base units, laminate work surface incorporating stainless steel sink and chrome mixer tap, 'Neff' gas hob with illuminated extractor above, built-in eye level 'Siematic' double oven and grill, integrated appliances include 'Neff' fridge, freezer and washing machine/tumble dryer.

Two high level double glazed windows with obscure glass to the side, inset ceiling down lighting, under lighting to the wall units, wall unit housing boiler, tiling to the splash back, kick board heater and vinyl flooring.

Master Bedroom 14'10" x 13'8" (4.52m x 4.17m)

Double glazed window to the side, fitted wardrobes and knee hole dressing table, radiator, TV aerial and

telephone points. Door to:

Ensuite 8'11" x 5'1" (2.72m x 1.55m)

Inset ceiling down lighting, extractor, fully tiled walls with feature border tile, mirror with shaving point, power & light above, white heated towel rail & tiling to the floor.

Three piece suite comprising shower cubicle with chrome mixer and shower head, wall hung wash hand basin with chrome mixer tap and wall hung WC.

Bedroom Two 11'9" x 11'6" (3.58m x 3.51m)

Double glazed window to the side, radiator, TV aerial and telephone points.

Bathroom 11'5" x 8'11" (3.48m x 2.72m)

Inset ceiling down lighting, extractor, fully tiled walls with feature border tile, mirror wall cabinet, mirror with shaving point, power & light above, white heated towel rail and tiling to the floor.

Three piece suite comprising bath with chrome mixer plate, separate shower and shower screen, wall hung wash hand basin with chrome mixer tap and wall hung WC.

External

The external areas of the property including paths and garden are immaculately landscaped and maintained by the management company. Remote electric gate access, allocated parking space to the front and further visitor parking.

Additional Information

Council Tax Band - F

Leasehold - remainder of 999 years from 1st January 2002

Ground Rent - £250 pa

Maintenance Charges - £2,000 pa (approx)

New Boiler (December 2014)

EPC Results

Current Energy Performance Rating - C (74)

Potential Energy Performance Rating - C (77)

Current Environmental Impact Rating - C (74)

Potential Environmental Impact Rating - C (77)

