



Lytham
Estate Agents

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3 Windward House, 73 South Promenade, St Annes, FY8 1LZ £279,950

This Superb Elevated Ground Floor Apartment of This Prestigious Development is Within Easy Walking Distance of St. Anne's, Local Shops & Seafront. It Has a Lounge with Balcony Providing Fabulous Sea Views, Dining Room, Breakfast Kitchen, Master Bedroom with En Suite, Further Double Bedroom & Bathroom and Allocated Parking Space. Available with No Forward Chain.



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. Additional rear entrance door, fully security enabled, leads from ground floor lobby directly out to the garden area, with level access. 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, '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.



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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:

En-Suite 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)

Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

Floor Plans

