



**Lytham**  
Estate Agents

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## **17 Windward House, 73 South Promenade, St Annes, FY8 1LZ £595,000**

*This Superb Two Bedroom Penthouse Apartment Over The Entire Top Floor of This Prestigious Development is Within Easy Walking Distance Of St. Anne's, Local Shops & Seafront. This Stunning Sea View Apartment has Private Lift Access, Master Bedroom With En Suite & Separate Dressing Room, Further Double Bedroom & Bathroom, Lounge, Dining Room & Large Dining Kitchen, 2 Secure Parking Spaces, One Being in Underground Garage, Secure Video Entrance. Available With No Forward Chain.*



### 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 and electronic lift.

### Private Entrance

The lift, which only ascends to the Penthouse floor via personal key control, opens onto a private landing. Double glazed window to rear has been fire escape enabled allowing access onto flat roof with fully operational electronic fire harness. Neutral ceramic tiling with border feature, ceiling light. Doors lead to access stairs to ground level. The main entrance door leads into:

### Entrance Hallway

A spacious welcoming hallway with inset halogen ceiling lights, two radiators, storage cupboard housing 'Heatrae Sadia Megaflow', further storage cupboard for cloaks. Doors lead off to the following rooms

### Dining Kitchen



Fully fitted 'Siematic' kitchen with a range of solid wood wall and base units, laminate black granite effect work surfaces with 'Blanco' 1 ½ stainless steel sink unit with drainer and chrome mixer tap. Fitted integral appliances include fridge with 'Miele' steamer above, 'Neff' microwave with 'Neff' main oven below, freezer, 'Bosch' washing machine, 'Bosch' dishwasher. Units extend to a central breakfast bar with integral 'Neff' induction hob with 'Elica' chrome extractor hood over. A further fitted unit with storage to either side features a central glass fronted 'Neff' wine cooler.

Velux double glazed window to side of property, inset halogen ceiling lights, ceramic tiling to floor, radiator. Sliding wooden doors with gray glass inset allows the room to be separated, which combines with the dining room/sitting room.

### Dining Room/Sitting Room

Two double glazed velux windows to front, two double glazed port hole windows to front and side, inset halogen ceiling lights, two radiators, TV aerial and telephone points. Feature double doors lead to the:

### Lounge



A light, luxurious living space. Contemporary feature fireplace in cream granite recessed below housing 'Birley Waverley' electric fire and above with space for wall mounted flat screen TV. wooden skirting board, two radiators, ceiling light point, TV aerial and telephone point. A further door leads to the hallway.

Upvc double glazed full width picture window sliding patio doors with stunning panoramic views to the sea lead to:

### Balcony



A secluded, covered terrace with fantastic views to the promenade and sea with room for table and chairs for al fresco dining. Clear glass fronted secure balustrade, stone tiling to floor and two ceiling lights above.



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### Master Bedroom



A discreet corridor from the hallway leads into this spacious room. Two double glazed velux windows to front, double glazed velux window to side with full length fitted vanity unit below, round port window to front with glass top vanity unit below with storage space to each side, inset halogen ceiling lights, two radiators, TV aerial and telephone points. Open plan access to walk-in dressing room. A door leads to the:

### En Suite



Stone effect ceramic tiling to walls and floor, inset halogen ceiling lights, chrome ladder style heated towel rail, extractor fan.

Three piece 'Villeroy & Boch' white suite with 'Axor Hansgrohe' fittings comprising fitted bath, wash hand basin with chrome mixer tap mounted on wooden top unit with storage drawer below, dual flush low level WC. Step-in 'Daryl' shower with 'Axor Hansgrohe' wall mounted unit.

### Dressing Room

Two contemporary part glazed wooden fitted wardrobes, inset halogen ceiling lights and radiator. A door leads to aforementioned hallway corridor.

### Bedroom Two



Upvc double glazed window to rear. Extensive wood effect fitted wardrobes, ceiling light point, radiator, TV aerial and telephone points.

### Family Bathroom



Cream stone effect ceramic tiling to walls and floor, inset halogen ceiling lights, heated ladder style towel rail, attractive wooden shelving to two walls and extractor fan. Four piece white suite with 'Axor Hansgrohe' fittings, comprising of 'Roca' panelled bath, step in glazed shower cubicle with 'Axor Hansgrohe' wall mounted shower unit, 'Roca' wall mounted wash hand basin with central chrome mixer taps, low level 'Roca' WC.

### External

The external areas of the property including paths and garden are immaculately landscaped and maintained by the management company. Two dedicated parking spaces, one external, one in underground car park with storage space, with further visitor parking.

### Garage

Dedicated underground garage with up and over electric door, power and light

### Additional Information

Council Tax Band: G

Tenure: Leasehold

Ground Rent: £250.00 pa

Maintenance Charges: £3,150.22 pa

### EPC Results

Current Energy Efficiency Rating - B (82 )

Potential Energy Efficiency Rating - B (83 )

Current Environmental Impact Rating - B (81)

Potential Environmental Impact Rating - B (82 )

### 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



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