



Lytham
Estate Agents

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1 Links Court, St Annes, 83 South Promenade

£299,950

This Spacious Ground Floor Apartment Is Ideally Located Close To St Anne's Town Centre, Overlooking The Promenade And Sea Front. The Property Briefly Comprises: Entrance Hall, Large Living/Dining Room, Sun Terrace, Kitchen, Master Bedroom With En-Suite, Second Double Bedroom, Family Bathroom, Secure Under Ground Parking Space And Communal Gardens.



Entrance Hall

Accessed via door from the ground floor communal hallway. Secure entry phone system, ceiling light, coving, telephone point, radiator, storage cupboard and airing cupboard housing hot water cylinder. Doors leading to the following rooms:

Principal Reception Room



UPVC double glazed bay window and additional window to the side. UPVC double glazed sliding patio door to the front, leading out to the terrace. Feature marble fireplace with electric fire. TV aerial point, radiator, electric heater, coving, ceiling and wall lights.

Kitchen



UPVC double glazed bay window to the side, with views of the sea front. Range of fitted wall and base units with Corian moulded work surfaces incorporating 1 ½ bowl sink and drainer with chrome mixer tap and filtered water point. Integrated appliances include: Neff oven, microwave/grill, dishwasher and five ring induction hob with extractor above and AEG fridge freezer. Space and plumbing for washing machine. Part tiled walls, ceiling light, lighting under wall units and cupboard housing Baxi boiler.

Bedroom One



UPVC double glazed windows to the side. Range of fitted furniture incorporating mirrored wardrobes, headboard, bedside units and drawers. Ceiling light, TV aerial point and coving. Door to:

En-Suite

UPVC double glazed obscure window to the side. Three piece suite, comprising: step-in shower enclosure with glass screen door and wall mounted electric shower with handheld showerhead on riser rail; vanity unit with inset wash hand basin and mixer tap; and WC with push button flush. Range of fitted storage units, panelled ceiling, cladding to walls, spot lighting, shaver point, vinyl flooring and wall mounted mirror with lighting.

Bedroom Two



UPVC double glazed window to the rear. Range of fitted furniture incorporating wardrobes with mirrored panel, bedside units and over bed units. Radiator, ceiling light and wall lights.



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Bathroom



UPVC double glazed obscure windows to the side. Three piece suite, comprising: corner panelled bath with chrome mixer taps, curved glass shower screen and handheld shower attachment on riser rail; vanity unit with his and hers wash hand basins and twin chrome taps; and WC with push button flush. Fully tiled walls, vinyl flooring, useful storage cupboard, two wall mounted mirrors with lights, ceiling light and chrome ladder style towel radiator.

External



The property benefits from a parking space within the secure underground garage. Communal gardens to the front and side. Private small paved terrace to the front, with space for small table and chairs.

Additional Information

Tenure - Leasehold

Council Tax Band - F

EPC Results

Current Energy Efficiency Rating - D (60)

Potential Energy Efficiency Rating - C (73)

Current Environmental Impact Rating - D (58)

Potential Environmental Impact Rating - C (74)

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

