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Estate Agents

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33 The Atrium, Fairhaven Road, St Annes, FY8 1FQ

Price £365,000

This Fantastic Two Bedroom Penthouse Apartment Is Ideally Located Within Walking Distance Of St Annes Square And Sea Front, Boasting A Private Roof Terrace And Stunning Sea Views. Offering Spacious Accommodation, Comprising: Entrance Hall, Impressive Open Plan Living Dining Kitchen, Master Bedroom With Dressing Room And En-Suite, Second Double Bedroom, Family Bathroom, Roof Terrace And Allocated Parking.



Entrance Hall



Accessed via door from the third floor communal landing. Range of fitted wardrobes, loft access hatch, radiator, telephone point, LED lighting, useful storage cupboard and door to utility cupboard housing boiler and space and plumbing for washing machine. Doors leading to the following rooms:

Open Plan Living Dining Kitchen Kitchen Area



UPVC double glazed window to the front. Range of fitted wall and base units incorporating laminate work surface, matching island with breakfast bar and inset ceramic 1 ½ bowl sink and drainer with chrome mixer tap. Integrated appliances include: Whirlpool oven/grill, microwave, four ring induction hob with extractor above and stainless steel splashback panel, fridge and freezer. Replica Karndean flooring, radiator, LED lighting, extractor fan and secure entry phone system. Open plan to:

Living Dining Area



UPVC double glazed window to the front and French doors to the side leading to terrace. TV aerial and satellite TV points, LED lighting and radiator.

Terrace



Sun terrace with chrome and glass balustrade to the front. Composite privacy partition, paving, external light and wall mounted extendable clothes maiden.

Master Bedroom



UPVC double glazed windows to the front and side, with fantastic sea views from the side window. Range of fitted wardrobes, LED lighting and radiator. Door to En-Suite. Open plan to:

Study/Dressing Area



Velux skylight window. LED lighting and radiator.

En-Suite



Three piece white suite, comprising: step-in shower enclosure with glass screen and sliding door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls, Karndean flooring, wall mounted vertical radiator, LED lighting, shaver point, mirror, extractor fan and storage unit.

Bedroom Two



UPVC double glazed window to the side, offering fantastic sea views. Range of fitted wardrobes, radiator, LED lighting and TV aerial point.

Shower Room



Three piece white suite, comprising: step-in shower enclosure with glass screen and sliding door, wall mounted chrome controls and handheld shower attachment on riser rail; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls, Karndean flooring, wall mounted vertical radiator, LED lighting, shaver point, mirror, extractor fan.

Additional Information

Tenure - Leasehold for 248 years

Council Tax Band - F

Ground Rent - £500 per annum

Maintenance Charge - Approximately £1,490.27 per annum
(based on 2019)

Water is pumped for better pressure

EPC Results

Current Energy Efficiency Rating - B (87)

Potential Energy Efficiency Rating - B (87)

Current Environmental Impact Rating - B (88)

Potential Environmental Impact Rating - B (88)

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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