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

This Spacious First Floor Apartment Is Ideally Located Just A Short Walk From St Anne's Town Centre & Seafront. The Property Briefly Comprises: Entrance Hall, Large Lounge/Dining Room With Balcony Offering Fabulous Sea Views, Fully Fitted Kitchen, Master Bedroom With En-Suite, Further Double Bedroom, Bathroom And Allocated Parking Space.



Communal Entrance

Communal entrance to the side of the property. Secure video entry-phone system, post boxes and secure door leading to:

Communal Hallway

Spacious communal area with lift and stairs to all floors.

Personal Entrance No. 6

Spot lighting, wall mounted entry-phone system, airing cupboard housing water tank, radiators and useful cloaks/storage cupboard also housing meters. Doors leading to the following rooms:

Kitchen 3.86m x 2.97m (12'8" x 9'9")

UPVC double glazed obscure window to the side. Range of fitted wall and base units incorporating laminate work surfaces with inset Blanco single bowl stainless steel sink and drainer with mixer tap. Neff integral appliances include: four ring gas hob with illuminated extractor above and stainless steel splash back panel, eye level oven and grill, dishwasher, washing machine and refrigerator. Spot lighting, under unit lighting, splash back tiling, vinyl flooring and kickboard heater.

Lounge/Dining Room 6.71m x 5.08m (22'0" x 16'8")

UPVC double glazed French doors and windows to the front lead to the balcony, offering fantastic sea views. Further UPVC double glazed obscure window to the side. Radiators, TV aerial point, telephone point, ceiling lights and space for dining table and chairs.

Balcony

Dwarf brick walling with glass balustrade. Lighting and tiled flooring.

Master Bedroom 4.47m x 4.17m (14'8" x 13'8")



UPVC double glazed window to the front, overlooking the promenade and sea front. Range of fitted bedroom furniture incorporating wardrobes, knee-hole dressing table, drawers and bedside cabinets. Radiator, TV aerial point, telephone point and ceiling light. Door to:

En-Suite 2.87m x 1.68m (9'5" x 5'6")

Three piece suite comprising: step-in shower cubicle with glass screen and wall mounted controls and showerhead; wall mounted wash hand basin with chrome mixer tap; and WC with concealed cistern and push button flush. Fully tiled walls and floor, extractor fan, vanity light with shaver socket, spot lighting and white ladder style towel radiator.

Bedroom Two 3.81m x 3.58m (12'6" x 11'9")



UPVC double glazed window to the rear. Fitted wardrobe with sliding doors. Radiator, TV aerial point and ceiling light.

Bathroom 3.58m x 1.83m (11'9" x 6'0")

Three piece suite comprising: panelled bath with chrome mixer tap, glass shower screen and wall mounted chrome controls and showerhead; wall mounted wash hand basin with chrome mixer tap; and WC with concealed cistern and push button flush. Fully tiled walls and floor, extractor fan, white ladder style towel radiator, vanity light with shaver socket and spot lighting.

External

Allocated parking space within underground garage

Additional Information

Council Tax Band - E

Tenure - Leasehold

Ground Rent - £250 per annum

Maintenance Charge - £1,000 paid twice a year

EPC Results

Current Energy Efficiency Rating - B (83)

Potential Energy Efficiency Rating - B (86)

Current Environmental Impact Rating - B (86)

Potential Environmental Impact Rating - B (86)

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.