



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk



Flat 4 Lystra Court, South Promenade, St Annes FY8 1NP £84,950

This Modern One Bedroom Ground Floor Retirement Apartment Is Ideally Located Within Walking Distance Of St Anne's Square & The Sea Front. Briefly Comprising: Entrance Hall, Good Sized Living/Dining Room, Modern Fully Fitted Kitchen, Double Bedroom & Shower Room. The Property Also Benefits From Use Of The Communal Living Areas, Laundry Room & On-Site House Manager.



Entrance Hall

Secure entry phone system, coving, ceiling light and mirrored storage cupboard housing meter and consumer unit. Doors leading to the following rooms:

Lounge

UPVC double glazed French doors to the rear, leading out to a small patio area with access to the communal gardens. Feature fireplace with wooden surround, granite hearth and freestanding electric fire. Coving, ceiling lights, TV aerial point, telephone point and electric radiator. Obscure glazed double doors lead to:

Kitchen

UPVC double glazed window to the rear. Range of fitted wall and base units with wood effect laminate work surface and inset Lamona single bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Neff electric oven with slide-and-hide door, Hotpoint four ring induction hob with glass splashback panel and illuminated extractor above. Freestanding Grundig fridge freezer, wall mounted Mylek electric heater, coving, laminate flooring and ceiling light.

Bedroom

UPVC double glazed window to the rear. Mirrored fitted wardrobe, coving, ceiling light, electric radiator, TV aerial point and telephone point.

Shower Room

Three piece white suite, comprising: step-in shower enclosure with glass screen, wall mounted chrome controls and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wall mounted mirror and mirrored vanity cabinet, vinyl flooring, splashback panelling to walls and ceiling, extractor fan, ceiling light and cupboard housing hot water cylinder.

External

Lystra Court offers a fantastic private garden for residents only, which is mostly laid to lawn with paved patio area, seating benches and a variety of plants, shrubs and trees.

Additional Information

The property benefits from an on-site house manager, communal lounges, laundry room and waste room.

Tenure - Leasehold

Council Tax Band - C

Ground Rent - £330 per annum

Maintenance Charge - £2,200 per annum (Maintenance paid up until March 2020)

EPC Results

Current Energy Efficiency Rating - C (77)

Potential Energy Efficiency Rating - B (81)

Current Environmental Impact Rating - D (65)

Potential Environmental Impact Rating - C (70)

Floor Plans



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.



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