



This Stunning Three/Four Bedroom Penthouse apartment Is Ideally Located On The Popular Lytham Quays Development, Boasting Three Balconies Facing To The Side, With Partial Sea Views. The Property Is Accessed Via Private Key Access Within The Lift Or A Private Staircase From The Second Floor. Offering Spacious Accommodation And Tastefully Appointed Throughout, The Apartment Briefly Comprises: Reception Lounge, Large Open Plan Living Dining Kitchen, Utility Room, WC, Study, Fantastic Master Bedroom With Two Dressing Rooms and An En-Suite Shower Room, Two Further Double Bedrooms With En-Suites And Secure Parking Within The Underground Garage.





Communal Entrance

Secure entrance with communal lift and stairs to the first and second floors (as well as down to the under ground garage). Private staircase and key accessed lift give access to the third floor.

Private Third Floor Landing

Aforementioned private staircase from the second floor landing. Secure door giving lift access. UPVC double glazed window to the side. Ceiling light, large format tiled flooring and loft access hatch. Further secure door to:

Reception Lounge

UPVC double glazed French doors and windows to the side, leading to a large balcony with decked flooring and external lighting. Large format tiled flooring, ceiling light, radiator, TV aerial point and telephone point. Doors to the Inner Hallway, WC, Study and Living Dining Kitchen.

WC

Velux skylight window. Two piece white suite, comprising: vanity unit with inset wash hand basin with chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, ceiling light, extractor fan, radiator and mirror with light.

Open Plan Living Dining Kitchen

UPVC double glazed French doors and windows to the side, leading to a large balcony with decked flooring and external lighting, with stunning views over the estuary to the rear. Range of fitted units with matching island incorporating breakfast bar, bespoke work surfaces and under mount stainless steel single bowl sink with mixer tap and instant boiling water tap. Integrated Miele appliances include: triple oven/grill/microwave with warming drawers, induction hob with illuminated extractor above, dishwasher, refrigerator and freezer. Large format tiled flooring, ceiling light, spot lighting, inset speakers, radiators, TV aerial point, telephone point and feature fireplace with inset electric fire. Door to:

Utility Room

Velux skylight window. Range of fitted base units with laminate work surfaces and space and plumbing for washing machine, tumble dryer and wine cooler. Ceiling light, tiled flooring, radiator and loft access hatch.

Study

UPVC double glazed French doors to the side leading to the decked balcony. Ceiling light, radiator, telephone point and storage cupboards housing hot water cylinder and consumer unit.

Inner Hallway

Loft access hatch, radiator and spot lighting. Doors leading to the following

rooms:

Master Bedroom

UPVC double glazed windows to the front. Fitted drawers and headboard. Radiator, TV aerial point, spot lighting and inset speakers. Doors lead to:

Dressing Room One

Fitted open wardrobes, shelving and drawers. Ceiling light.

Dressing Room Two

Fitted wardrobes with sliding doors. Radiator and ceiling light. Door to:

En-Suite

Three piece suite, comprising: step-in shower enclosure with bi-folding screen door, wall mounted chrome controls, handheld shower attachment on riser rail and body jets; wall mounted vanity unit with inset double wash hand basin and twin chrome mixer taps; and WC with push button flush. Fully tiled walls and flooring, chrome ladder style towel radiator, spot lighting, inset speaker and extractor fan.





Bedroom Two

UPVC double glazed window to the side. Fitted mirrored wardrobe, dressing table, drawers and cupboards. Radiator, ceiling light and T aerial point. Door to:

En-Suite

Three piece white suite, comprising: panelled bath with chrome mixer tap, wall mounted chrome controls handheld shower attachment on riser rail and glass shower screen; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted mirror with light, ceiling light, radiator and extractor fan.

Bedroom Three

UPVC double glazed window to the side. Fitted mirrored wardrobe with dressing table. Eaves storage cupboard, ceiling light and radiator. Door to:

En-Suite

UPVC double glazed obscure window to the side. Three piece white suite, comprising: panelled bath with chrome mixer tap; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and flooring, wall mounted mirror with light, radiator, ceiling light and extractor fan.

Additional Information

Parking in secure underground garage

Tenure - Leasehold

Council Tax Band - G

Ground Rent - £500 per annum

Maintenance Charges - £675 per quarter

Year Built - 2008

EPC Results

Current Energy Efficiency Rating - B (82)

Potential Energy Efficiency Rating - B (83)





Total Area: 254.4 m² ... 2738 ft² (excluding balcony)



Lytham
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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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