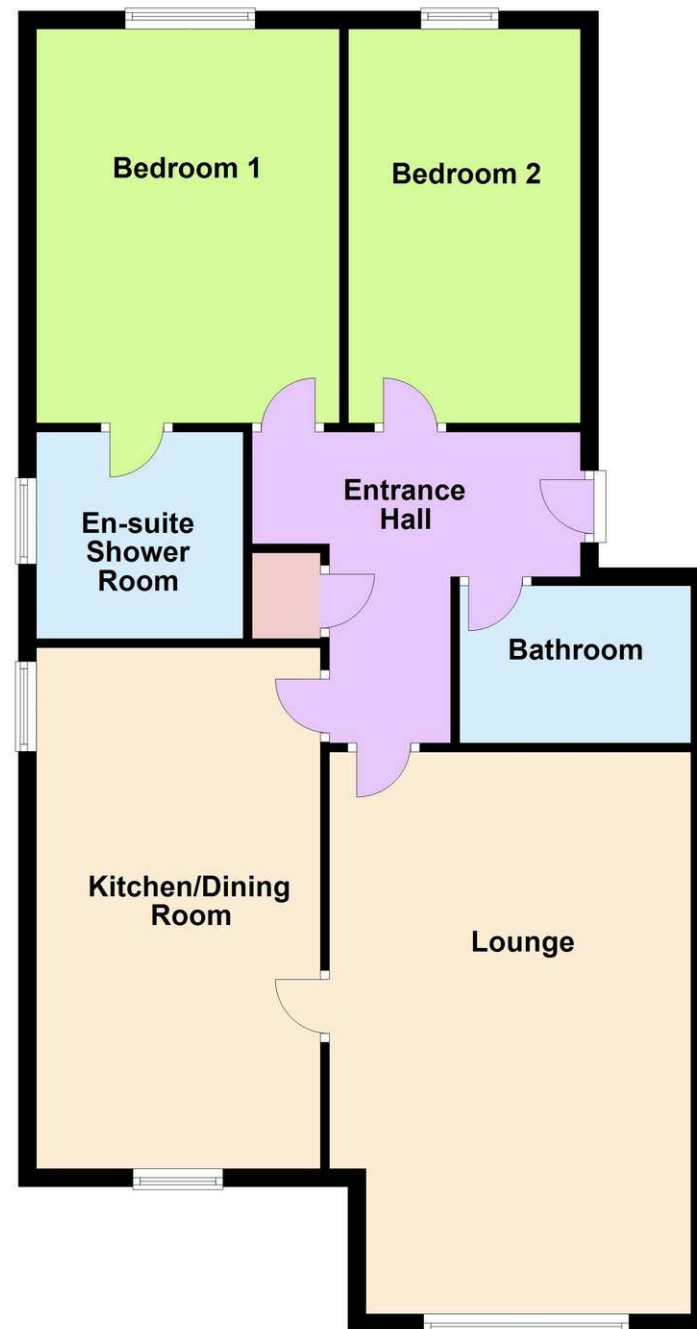


Second Floor

Approx. 90.5 sq. metres (974.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

Flat 5 Royal View, 20 Links Gate, Lytham St. Annes FY8 3LF

- Top Floor Apartment Overlooking Royal Lytham Golf Course
- Stunning Lounge With Vaulted Ceiling
- Modern Fitted Kitchen With Separate Dining Area
- 2 Double Bedrooms, 2 Bathrooms
- Garage
- No Onward Chain

£289,950
Leasehold



This top-floor apartment is in a prime location overlooking Royal Lytham Golf Course, with all the amenities of St Annes Square just a short walk away.

One of its standout features is the stunning lounge, which boasts a vaulted ceiling and floor-to-ceiling glazing, offering breathtaking open views. The property also features a stylish modern fitted kitchen, open-plan to a separate dining area, two double bedrooms, with the principal bedroom benefiting from an ensuite, plus a further family bathroom.

Set within well-maintained communal gardens, the property also includes a single garage.

Being sold with no forward chain, early viewing is highly recommended.

Tenure: Leasehold
Ground Rent: £100 pa

Council Tax: Band F
Service Charge: £1,800 pa



Communal Entrance

Secure front door with entry phone system, stairs leading to:

Second Floor

Entrance Hall

Radiator, video entry phone, door to cupboard with plumbing for washing machine, door to:

Lounge 6.25m (20'6") x 4.02m (13'2") max

Full height double glazed window to front, two radiators, telephone point, TV point, three wall light points, door to:

Kitchen/Dining Room 5.80m (19') x 3.16m (10'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in oven, built-in four ring gas hob with extractor hood over, built-in microwave, double glazed window to front, obscure double glazed window to side, radiator.

Bedroom 1 4.38m (14'5") x 3.37m (11'1")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower area with fitted shower and glass screen, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, extractor fan, obscure double glazed window to side, radiator, tiled flooring.

Bedroom 2 4.38m (14'5") x 2.58m (8'6")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bathroom

Fitted with piece suite comprising bath with shower attachment, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, tiled flooring.

External

Private single garage with up-and-over door.

