



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	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			

Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
01253 713695
sales@frankwyles.com

www.frankwyles.com



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

Flat 10 Hillcliffe, Lytham St. Annes FY8 1WB

- Third Floor Purpose Built Apartment
- Amazing Sea Views
- 2 Receptions, Fitted Kitchen & Sun Room
- 2 Double Bedrooms
- 2 Bathrooms
- Garage

£400,000
Leasehold



This impressive third-floor purpose-built apartment boasts breathtaking sea views and is conveniently located just a short walk from St Annes Square. Access to all floors is made easy with the convenience of a lift. The generously proportioned accommodation includes two large reception rooms, a well-fitted kitchen, and a delightful sunroom.

The apartment further offers two spacious double bedrooms and two bathrooms, ensuring comfort and convenience. Additionally, the property includes a garage, providing secure parking.

Given its stunning views and convenient location, early viewing is highly recommended to fully appreciate the unique charm and appeal of this exceptional apartment.

Tenure: Leasehold

Council Tax: Band F
Service Charge: £2,073



Third Floor

Entrance Hall

Radiator, video entry phone, decorative coving to ceiling, built-in cupboard housing hot water cylinder, built-in storage cupboard, door to:

Lounge 7.86m (25'10") x 4.60m (15'1") max

Two radiators, TV point, four wall light points, decorative coving to ceiling, coal effect gas fire with marble inset and hearth, patio door to Balcony, door to:

Kitchen 3.96m (13') x 2.82m (9'3")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in double oven, built-in hob with extractor hood over, circular obscure double glazed window to side, radiator, double door to:

Sun Room

With double glazed windows and double glazed roof, tiled flooring, door to balcony.

Dining Room 4.48m (14'8") max x 3.69m (12'1")

Double glazed window to side, window to front, two windows to side, window to rear, radiator, decorative coving to ceiling.

Bedroom 1 5.33m (17'6") x 3.30m (10'10")

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

En-suite Shower Room 2.87m (9'5") x 2.82m (9'3")

Fitted with three piece suite comprising double shower enclosure, wall mounted vanity wash hand basin with storage under and mixer tap, and WC, heated towel rail, extractor fan full height tiling to all walls, obscure double glazed window to side.

Bedroom 2 5.77m (18'11") x 2.70m (8'10")

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

Shower Room 2.82m (9'3") x 1.74m (5'8")

Fitted with three piece suite comprising shower enclosure with fitted shower, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, shaver point, obscure double glazed window to side.

External

Set in communal gardens with visitor car park. Private single garage with remote controlled up-and-over door, power, light and water connected.

