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Raeside Court, Flat 3, 53 The Boulevard, Lytham St Annes FY8 1EL

- 2 Double Bedrooms
- Ground Floor Purpose Built Apartment
- Viewing Highly Recommended
- Large Reception & Dining Kitchen
- Short Walk to the Sea Front
- Desirable Quiet Residential Location

£195,000
 Leasehold



Ground Floor Entrance Hall
Radiator, entry phone, door to:

Lounge 4.83m (15'10") x 3.54m (11'7")
Full height double glazed window to front, radiator, TV point, two wall light points, coving to ceiling, fireplace with ornate surround and marble inset and hearth.

Kitchen 4.45m (14'7") x 3.30m (10'10") max
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, wall mounted boiler.

Bedroom 1 4.83m (15'10") x 2.98m (9'9")
Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

Bedroom 2 3.18m (10'5") x 2.75m (9')
Double glazed window to rear, built-in triple wardrobe, radiator.

Bathroom Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin with mixer tap and WC, full height tiling to all walls, double glazed window to rear, radiator.

External Private single garage with up-and-over door, power and light connected. Communal gardens.

This ground floor purpose built apartment is located in a sought after area just a short walk from the sea front and within easy reach of St. Annes and Lytham town centres. The accommodation comprises a lounge, a fitted dining kitchen, two bedrooms and a bathroom. There is a private single garage and communal gardens. Early viewing is highly recommended.

Tenure: Leasehold
Ground Rent: £

Council Tax: Band
Service Charge: £

