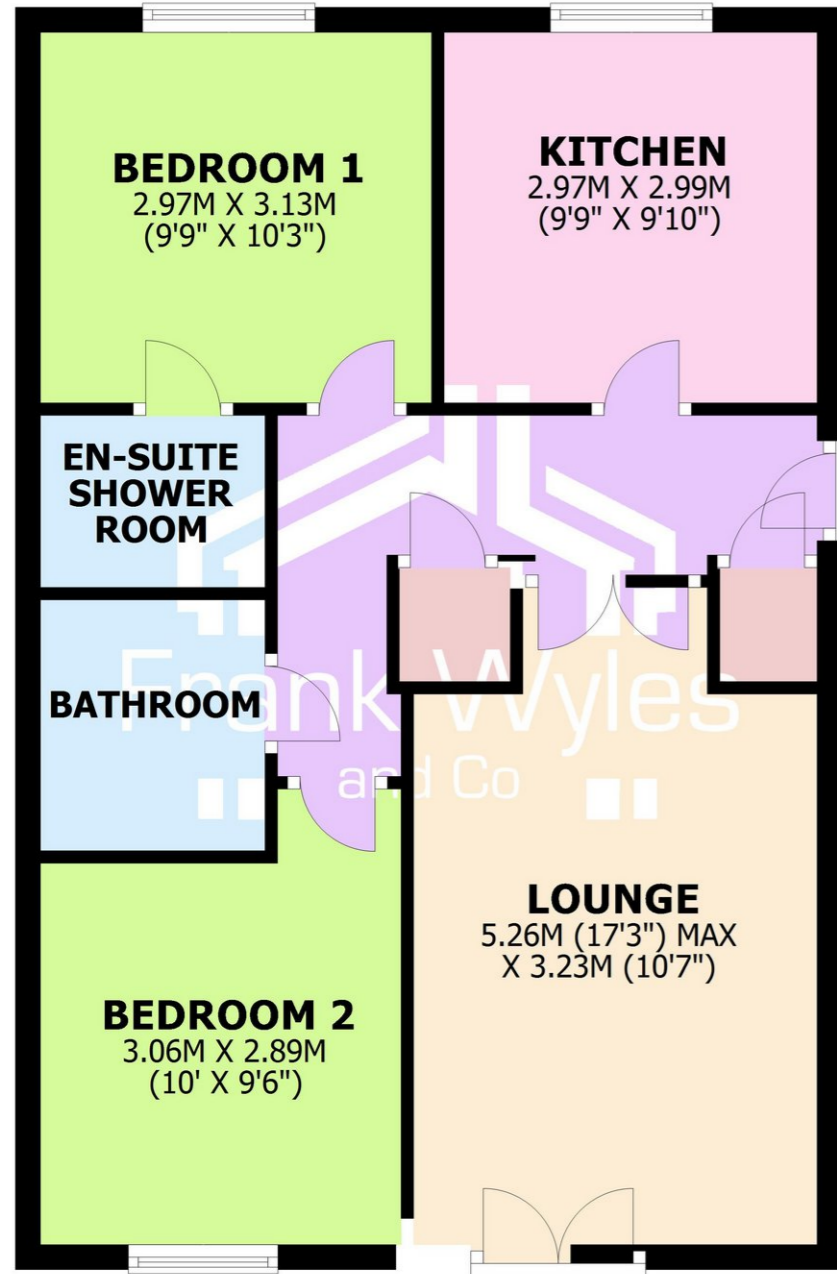


GROUND FLOOR

APPROX. 60.4 SQ. METRES (649.8 SQ. FEET)



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7 Harrison View, Lytham St. Annes FY8 1FH

- Ground Floor Apartment In A Popular Development
- Presented To A High Standard
- Close To The Beach
- Large Reception & Kitchen Diner
- 2 Bedrooms, 2 Bathrooms
- Allocated Parking Space

£169,500
Leasehold

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.



Situated in an enviable development, this ground floor apartment offers the epitome of coastal living, being just a brief stroll from the seafront.

Impeccably presented, the property features a reception room, a kitchen diner, and two double bedrooms, the master boasting a coveted ensuite. A well-appointed additional bathroom complements the living space.

Set within meticulously maintained communal gardens and benefiting from an allocated parking space, this residence is a testament to refined seaside living. Early viewing is strongly advised.

Tenure: Leasehold (155 years from 2005)
Ground Rent: £320 pa

Council Tax: Band C
Service Charge: £1,448 pa



Ground Floor

Communal Entrance Secure entrance with entry phone system, hallway leading to:

Entrance Hall Wall mounted electric heater, entry phone, coving to ceiling, built-in storage cupboard, built-in cupboard housing hot water cylinder, door to:

Lounge 5.26m (17'3") max x 3.23m (10'7") Wall mounted electric heater, telephone point, TV point, coving to ceiling, living flame effect electric fire, double glazed French doors to front aspect.

Kitchen 2.99m (9'10") x 2.97m (9'9") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in four ring hob with extractor hood over, double glazed window to rear, wall mounted electric heater, tiled flooring.

Bedroom 1 3.13m (10'3") x 2.97m (9'9") Double glazed window to rear, fitted bedroom suite with a range of wardrobes fitted matching dressing table, wall mounted electric heater, TV point, door to:

En-suite Shower Room Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with cupboard under and mixer tap, and WC, heated towel rail, extractor fan, mirrored cabinet tiled splashbacks, tiled flooring.

Bedroom 2 3.06m (10') x 2.89m (9'6") Double glazed window to front, fitted bedroom suite with a range of wardrobes, wall mounted electric heater.

Bathroom Fitted with three piece suite comprising bath with shower attachment and mixer tap, vanity wash hand basin with cupboard under and mixer tap and WC, part tiled walls, heated towel rail, extractor fan, mirrored cabinet, tiled flooring.

External Allocated car parking space.

