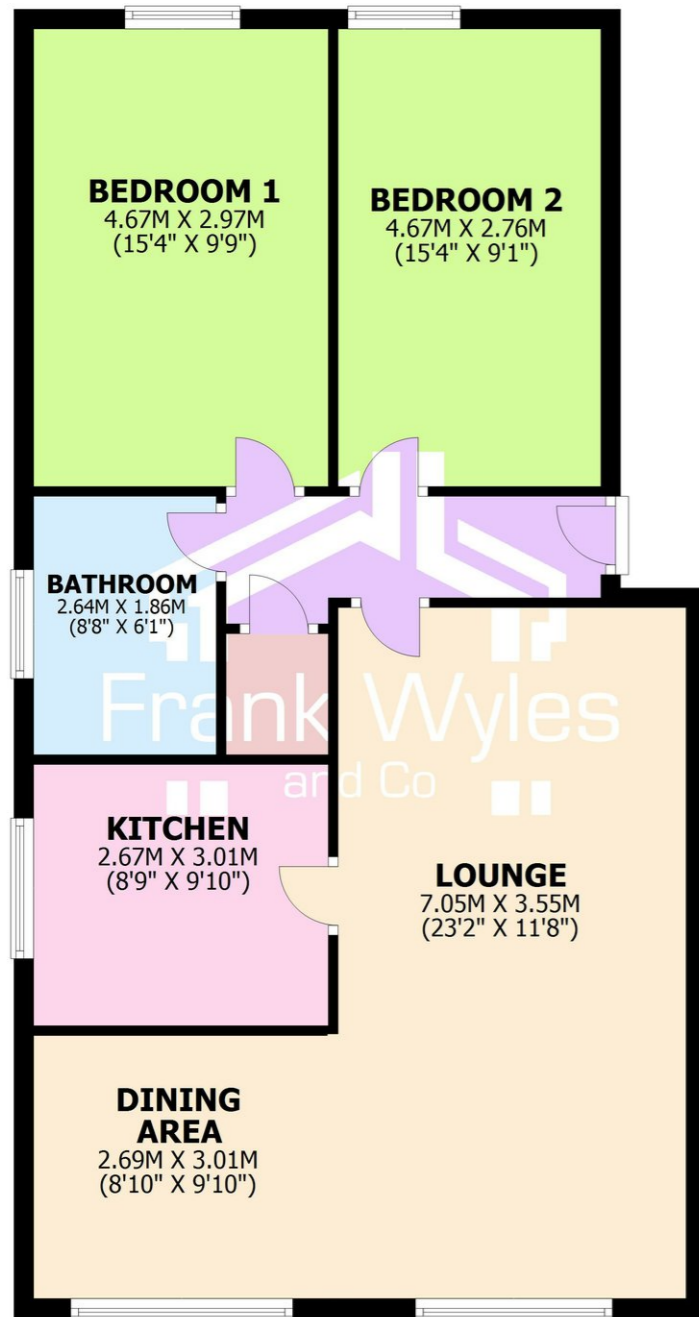




### THIRD FLOOR

APPROX. 81.2 SQ. METRES (873.6 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		70	40

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## Quay West, Flat 11, 91 South Promenade, Lytham St Annes FY8 1NW

- Third Floor Apartment
- Large L-Shape Reception With Sea Views
- Two double bedrooms
- No onward chain
- Some modernisation required
- Viewing highly recommended

**£210,000**  
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.



This third-floor apartment enjoys a prime beachfront location, offering stunning sea views and easy access to many nearby amenities. While the property may require some modernisation, it presents an excellent opportunity due to its immense potential.

The accommodation includes a spacious L-shaped reception area, providing a comfortable and welcoming living space with captivating sea views. A fitted kitchen complements the living area, while two double bedrooms offer ample room for residents or guests. A well-appointed family bathroom completes the living space.

An allocated parking space in the communal garage adds convenience and secure parking options for residents.

With no onward chain, this apartment is available for immediate occupancy.

Early viewing is highly recommended to secure this prime beach front apartment.

Tenure: Leasehold  
Ground Rent: £ 60 pa

Council Tax: Band E  
Service Charge: £ 1,350 pa



### Communal Entrance

Secure communal door with entry phone system, lift and stairs to all floors.

### Entrance Hall

Radiator, door to storage cupboard, door to:

### Lounge 7.05m (23'2") x 3.55m (11'8")

Double glazed window to front with sea views, radiator, TV point, two wall light points, entry phone, coving to ceiling, coal effect electric fire with marble inset and hearth, open plan to:

### Dining Area 3.01m (9'10") x 2.69m (8'10")

Full height double glazed window to front with sea views, radiator, coving to ceiling.

### Kitchen 3.01m (9'10") x 2.67m (8'9")

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 oven, built-in hob with pull out extractor hood over, double glazed window to side, floor mounted boiler.

### Bedroom 1 4.67m (15'4") x 2.97m (9'9")

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

### Bedroom 2 4.67m (15'4") x 2.76m (9'1")

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

### Bathroom 2.64m (8'8") x 1.86m (6'1")

Fitted with three piece suite comprising panelled bath with separate electric shower over and glass screen, vanity wash hand basin with storage under and WC, full height tiling to all walls, shaver point and light, obscure double glazed window to side, radiator.

### External

Allocated car parking space within communal garage

