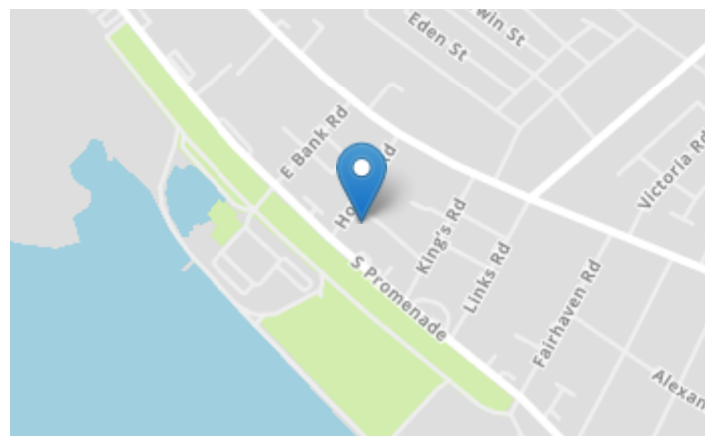
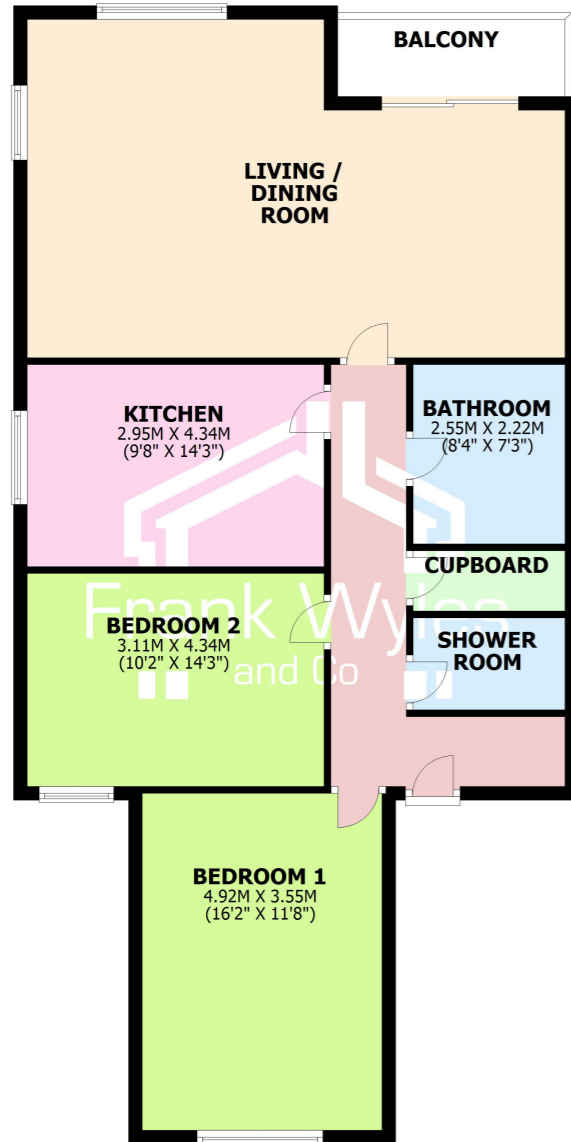


FIRST FLOOR

APPROX. 102.1 SQ. METRES (1098.5 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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**Hilton Court, Flat 4, 59 South Promenade,
Lytham St Annes, Lancashire, FY8 1LZ**



- First floor purpose-built apartment
- Chain free
- Sea Views From the Private Balcony
- Garage and basement storage
- Two bedrooms, two bathrooms
- Lift to all floors

£260,000

Leasehold
Energy Efficiency Rating: E



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
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Hilton Court, Flat 4, 59 South Promenade,

Lytham St Annes, Lancashire, FY8 1LZ

£260,000

Set in a prime location with unrestricted sea views is this chain free first floor apartment. The generous accommodation briefly comprises a large living dining room with balcony, fitted dining kitchen, two double bedrooms, two bathrooms. The apartment has double glazing throughout, electric underfloor heating, a garage plus basement storage. Early viewing is highly recommended

Tenure: Leasehold (Ground Rent £20.50 pa)

Council tax: band E

Service charge: £1,449 pa



First floor

Entrance Hall

Ceiling cornice, storage cupboards, leading to

Living / Dining Room

7.86m (25'10") x 4.94m (16'2") max
Double glazed windows to the front and side, double glazed sliding patio doors leading to tiled balcony with sea views, feature marble fireplace with surround, ceiling cornice, electric thermostat for underfloor heating, TV point. Six wall lights.

Fitted Dining Kitchen

4.34m (14'3") x 2.95m (9'8")
Fitted with a matching range of base and eye level units with countertop over 1 1/2 stainless steel sink with mixer tap, integrated fridge integrated freezer, ceramic hob,, integrated double oven, electric, extractor hood over ceramic hob. Integrated dishwasher, fitted breakfast table, full tiled walls, opaque double glazed window to the side, ceiling cornice

Bedroom 1

4.92m (16'2") x 3.55m (11'8")
Double glazed windows overlooking the rear, ceiling cornice, two wall lights, fitted bedroom suite.

Bedroom 2

4.34m (14'3") x 3.11m (10'2")
Double glazed window overlooking the rear, two wall lights, ceiling cornice.

Bathroom

Fitted three-piece suite with a panelled bath, low-level WC, sink with mixer taps, vanity unit, full height tiling to all walls, ceiling cornice, electric shaver point, extractor fan.

Shower Room

Full height tiling to all walls, three-piece suite comprising shower enclosure with bifold doors, electric shower, extractor fan, low-level WC, sink with taps.

Storage Cupboard / Utility

Shelving, electric points, immersion tank for the hot water supply

External

Single garage with an up and over door, basement storage accessed from the communal ground floor entrance hall.

