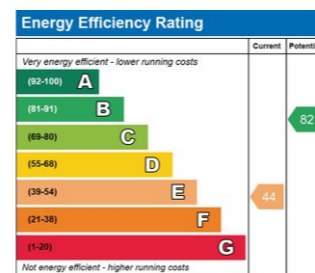


FIRST FLOOR

APPROX. 62.1 SQ. METRES (668.8 SQ. FEET)



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.

Apartment 27 Hollinshead House, Lytham St. Annes FY8 1FG

- First Floor Purpose Built Apartment
- Close To The Beach
- Reception & Kitchen Diner
- 2 Double Bedrooms
- 2 Bathrooms
- Allocated Parking Space

£155,000
Leasehold



Situated on the first floor, this apartment is part of a highly sought-after development, conveniently located just a stone's throw away from the beach and within close proximity to various local amenities.

The accommodation features a welcoming reception room and a well-appointed fitted dining kitchen. It offers two comfortable double bedrooms, one of which includes an ensuite bathroom, and there is an additional bathroom for added convenience. Notably, the kitchen window provides delightful sea views, enhancing the overall appeal of the property.

To top it off, there is an allocated parking space for your convenience. Given its desirable location and features, we strongly recommend arranging an early viewing to secure this outstanding opportunity.

Tenure: Leasehold (155 years from 2005)
Ground Rent: £220 Per Annum

Council Tax: Band C
Service Charge: £1,450 Per Annum



First Floor

Entrance Hall

Entry phone, coving to ceiling, two built-in cupboards (one housing hot water cylinder), double doors to:

Lounge 5.94m (19'6") max x 3.20m (10'6")

Double glazed window to front, TV point, coving to ceiling.

Fitted Kitchen 3.00m (9'10") x 2.95m (9'8")

Fitted with a matching range of base and eye level units with worktop space over, 1 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring hob with extractor hood over, double glazed window to rear, tiled flooring.

Bedroom 1 3.11m (10'2") x 2.95m (9'8")

Double glazed window to rear, bedroom suite with a range of wardrobes and matching dressing table, TV point, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, WC and full height tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, shaver point, tiled flooring.

Bedroom 2 3.72m (12'3") x 2.90m (9'6")

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

Bathroom 1.97m (6'5") x 1.80m (5'11")

Fitted with three piece suite comprising bath with shower attachment, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, shaver point, tiled flooring.

External

Allocated car parking space with additional visitor parking available.

