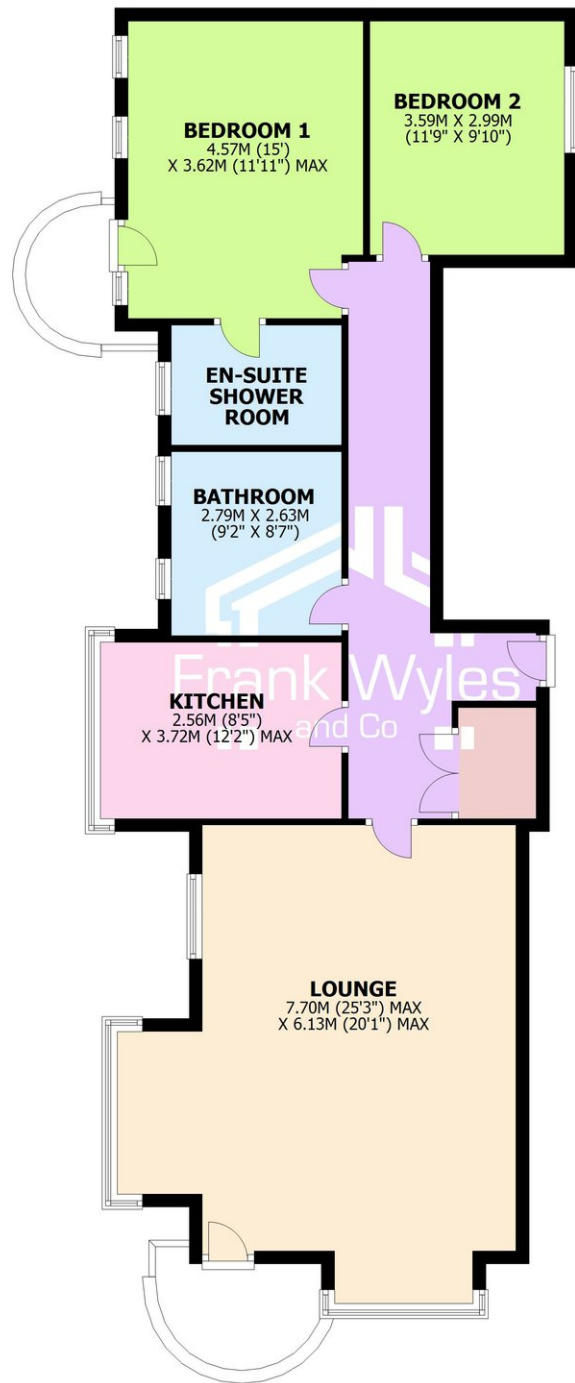




**SECOND FLOOR**

APPROX. 102.1 SQ. METRES (1099.2 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	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			
		75	75



**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](http://www.frankwyles.com)



**Flat 5 Links Court, Lytham St. Annes FY8 1WE**

- Second Floor Purpose Built Apartment
- Large Reception with Balcony (further balcony from bedroom)
- Fitted Kitchen
- 2 Double Bedrooms, 2 Bathrooms
- Lift Servicing All Floors
- Early Viewing Highly Recommended

**£395,000**  
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.





## Second Floor

**Entrance Hall** Radiator, entry phone, coving to ceiling, range of fitted storage units, built-in storage cupboard used as a study area, door to:

**Lounge 7.70m (25'3") max x 6.13m (20'1") max** Double glazed box window to front overlooking the waterfall and mini golf and sea beyond, double glazed window to side, double glazed box window to side, four radiators, TV point, coving to ceiling, living flame effect electric fire set in marble surround, door to balcony.

**Kitchen 3.72m (12'2") max x 2.56m (8'5")** Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink with Kettle tap and covers, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in Neff oven, built-in Bosch induction hob with extractor hood over, built-in Neff combi oven, Amtico flooring, gas central heating, double glazed box window to side with sea views.

**Bedroom 1 4.57m (15') x 3.62m (11'11") max** Two double glazed windows to side, radiator, coving to ceiling, door with glazed side panel to balcony, door to:

**En-suite Shower Room** Fitted with three piece suite comprising double shower enclosure with fitted power shower, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, obscure double glazed window to side, tiled flooring, under floor heating.

**Bedroom 2 3.59m (11'9") x 2.99m (9'10")** Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, decorative coving to ceiling.

**Bathroom** Fitted with four piece suite comprising panelled bath with mixer tap, inset wash hand basin with storage under and mixer tap, double shower enclosure with fitted power shower and WC, full height tiling to all walls, electric heated towel rail, two obscure double glazed windows to side, radiator, tiled flooring, under floor heating.

**External** Set in communal gardens. Allocated parking space within secure basement garage, visitor car park.

This second-floor purpose-built apartment offers breathtaking panoramic sea views, making it one of the most desirable locations on the Fylde Coast.

The accommodation features a spacious reception area, a fitted kitchen, two double bedrooms, and two bathrooms, ensuring comfort and convenience. Both the reception area and the main bedroom open up to balconies, providing a perfect setting for entertaining and enjoying the stunning views.

The building is equipped with a lift servicing all floors, and the apartment includes an allocated parking space in a secure underground garage. Early viewing is highly recommended to fully appreciate the exceptional features and stunning vistas offered by this remarkable apartment.

Tenure: Leasehold  
No Pets  
No Sub Letting

Council Tax: Band F  
Service Charge: £2,400 Per

