

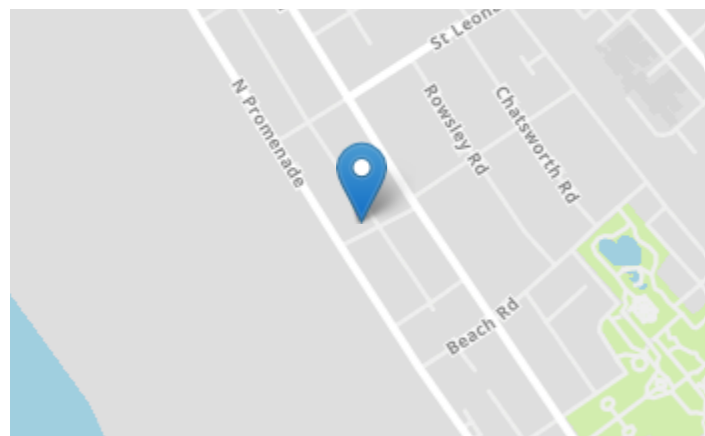
Environmental Impact (CO ₂) Rating	
Current	Potential
A (82 to 100)	A (82 to 100)
B (69 to 81)	B (69 to 81)
C (55 to 68)	C (55 to 68)
D (41 to 54)	D (41 to 54)
E (27 to 40)	E (27 to 40)
F (13 to 26)	F (13 to 26)
G (0 to 12)	G (0 to 12)

Energy Efficiency Rating	
Current	Potential
A (92 to 100)	A (92 to 100)
B (81 to 91)	B (81 to 91)
C (69 to 80)	C (69 to 80)
D (55 to 68)	D (55 to 68)
E (39 to 54)	E (39 to 54)
F (21 to 38)	F (21 to 38)
G (1 to 20)	G (1 to 20)

FIRST FLOOR
APPROX. 86.9 SQ. METRES (934.9 SQ. FEET)



TOTAL AREA: APPROX. 86.9 SQ. METRES (934.9 SQ. FEET)



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21 Orchard Road, St. Annes FY8 1RY
01253 731 222
11 Park Street, Lytham FY8 5LU

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**Barton Mansions, Flat 3, 66 North Promenade,
Flat 3, 66 Lytham St Annes, Lancashire, FY8 2NH**



- â€¢ First Floor Purpose Built Apartment
- â€¢ Panoramic Sea Views
- â€¢ Presented to the Highest Standard
- â€¢ 2 Bedrooms
- â€¢ Modern Fitted Dining Kitchen
- â€¢ Garage & Store Room
- â€¢ Lift To All Floors

£266,500

Leasehold
Energy Efficiency Rating: D



Barton Mansions, Flat 3, 66 North Promenade, Lytham St Annes, Lancashire, FY8 2NH

£266,500

This stunning apartment occupies a prime position overlooking the sea front and within walking distance of St. Annes town centre. The accommodation which is presented to a very high standard comprises a lounge with a balcony, a fitted dining kitchen, two front facing double bedrooms, a bathroom and a separate wc. Additionally there is a garage and basement store room.

Tenure: Leasehold

Council Tax Band E

Service Charge: £2,000 pa Ground Rent: £35 pa

Condenser Combination Boiler Installed in April 2020, Low Voltage Lights throughout



Communal Entrance

Entryphone system, access to lift servicing all floors including the lower ground floor.

First Floor

Entrance Hall

Built-in storage cupboard, further storage cupboard housing the consumer units, radiator, entry phone, coving to ceiling, door to:

Lounge

5.48m (18') x 3.78m (12'5")

TV point, fitted storage units, radiator, electric blinds, patio door to balcony with unrestricted views over the sand dunes to the sea beyond.

Kitchen

5.00m (16'5") x 4.80m (15'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washer dryer, built-in oven, built-in hob with extractor hood over, built-in microwave, two double glazed windows to rear, radiator.

Bedroom 1

5.67m (18'7") max x 3.24m (10'8")

Double glazed window to front, fitted bedroom suite with a range of wardrobes and 2 fitted chest of drawers, fitted blinds, TV point, radiator.

Bedroom 2

3.70m (12'2") x 2.54m (8'4")

Double glazed window to front, radiator, fitted blinds,

built-in wardrobe.

Bathroom

12'2" x 6'7"

Fitted with four piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, wall mounted wash hand basin with storage under and mixer tap, walk-in shower area with fitted shower and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to rear, tiled flooring.

WC

Fitted with two piece suite comprising a vanity wash hand basin and a wc, tiled flooring.

External

Gardens

Set in communal gardens, driveway giving access to:

Garage

Brick-built garage with up-and-over door. Private off road parking to the rear.

Basement Storage Room

5.11m (16'9") x 3.15m (10'4")

Located in the basement the apartment has its own private storage room with power and light and plumbing for a washing machine.

