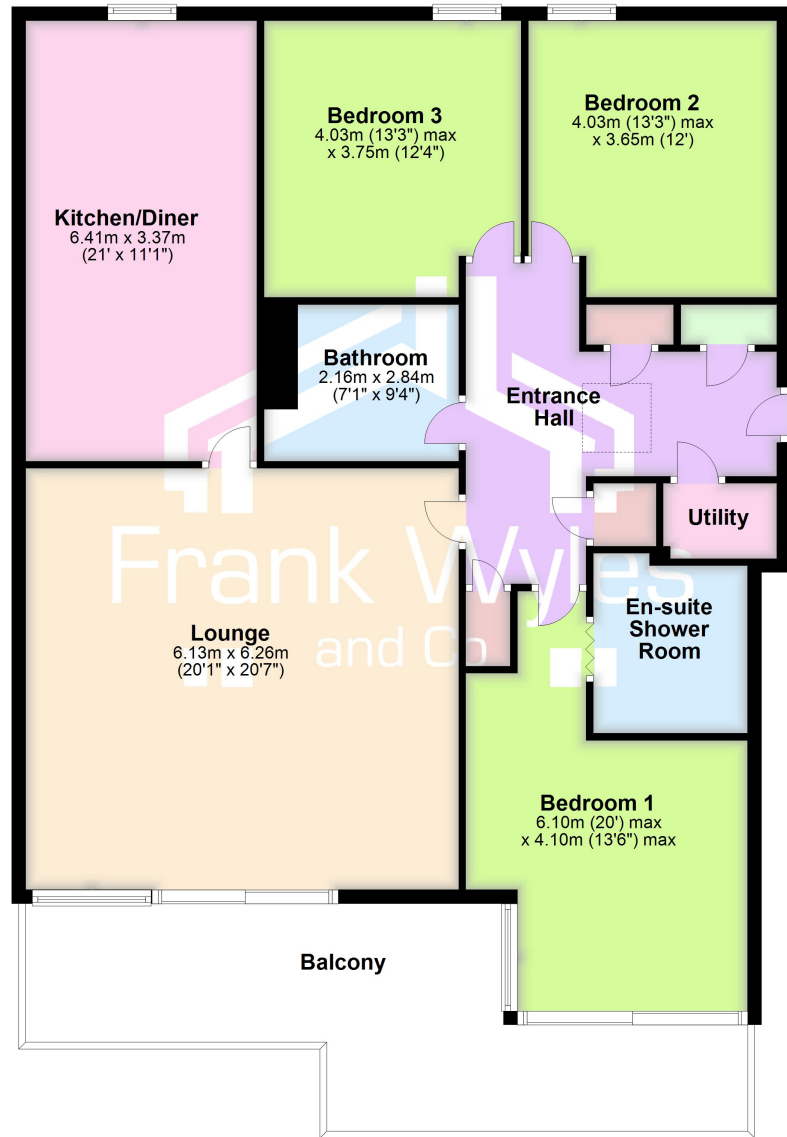


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		76	58

England, Wales & N.Ireland

**Fourth Floor**

Approx. 142.2 sq. metres (1530.6 sq. feet)



**01253 713 695**

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**01253 731 222**

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**14, Majestic, North Promenade  
Lytham St Annes FY8 2LZ,**



- Penthouse Apartment In Need of Modernisation
- Large Balcony With Sea Views
- 3 Bedrooms & 2 Bathrooms
- Viewing Essential

**£379,950**

Leasehold  
Energy Efficiency Rating: D





## 14, Majestic, North Promenade

### Lytham St Annes FY8 2LZ,

**£379,950**

This chain free fourth floor apartment occupies a prime position on the sea front and just a stones throw from the town centre. The spacious accommodation comprises a reception room, a fitted dining kitchen, three bedrooms, an en-suite shower room and a bathroom. The apartment benefits from unrestricted sea views from the balcony and parking within the communal basement garage.

Council Tax: Band G

Tenure: Leasehold (GRound REnt: £65 pa)

Service Charge: £2,543.98



## Fourth Floor

### Entrance Hall

Skylight, radiator, entry phone, two built-in storage cupboards, built-in boiler cupboard door to:

### Utility

1.66m (5'5") x 1.10m (3'7")

Plumbing for washing machine, space for tumble dryer.

### Lounge

6.26m (20'7") x 6.13m (20'1")

Two radiators, tiled flooring, TV point, six wall light points, coving to ceiling, coal effect gas fire, patio door to balcony, door to

### Kitchen / Diner

6.41m (21') x 3.37m (11'1")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in five ring gas hob with extractor hood over, built-in microwave, double glazed window to rear, radiator.

### Bedroom 1

6.10m (20') max x 4.10m (13'6") max

Full height double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, TV point, coving to ceiling, patio door to balcony, folding door to:

### En-Suite Shower Room

Fitted with three piece suite comprising shower

enclosure with fitted shower with body jets, vanity wash hand basin with storage under, mixer tap, mirror and shaver point and light, and WC, full height tiling to all walls, extractor fan, radiator.

### Bedroom 2

4.03m (13'3") max x 3.65m (12')

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

### Bedroom 3

4.03m (13'3") max x 3.75m (12'4")

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

### Bathroom

2.84m (9'4") x 2.16m (7'1")

Fitted with four piece suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower and WC, full height tiling to all walls, extractor fan, radiator, tiled flooring.

### Balcony

6.96m (22'10") max x 3.31m (10'10") max

Accessed from Lounge & Bedroom 1

Tiled flooring, glazed balustrade, unrestricted views over the sea front.

### Parking

Allocated parking space within communal basement garage.

