



## 2 bed apartment to buy in FY8

Sunningdale Court, Lytham St. Annes,  
Lancashire, FY8 3UP

**£200,000** Starting Bid

🛏 x 2 🚿 x 1 🚻 x 1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Beautiful Two Bedroom Apartment
- ✓ Views Over the Golf Course
- ✓ First Floor
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid£200,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Ashburn Lindsay are so excited to be launching this fantastic first floor apartment overlooking the Royal Lytham Golf course. Two well proportioned bedrooms Beautiful golf course views, Spacious lounge, dining room and kitchen, Shower room and Ensuite bathroom.

This is a highly desirable Lytham St Annes location. Convenient for local amenities & popular walking routes, a wonderful opportunity in a superb setting, combining location, lifestyle, and convenience.

This property will be sold with No Chain Delay

Entrance Hallway

Entrance Hall with access to rooms, ceiling light and radiator. Storage cupboard.

Utility

8'8" x 4'10" (2.64m x 1.47m)

Fabulous utility room with space for washing machine, sink and drainer unit, wall mounted combi boiler.

Shower Room

5'11" x 5'10" (1.8m x 1.78m)

Three piece shower room comprising of walk in shower, WC and wash hand basin with storage, radiator, ceiling light.

#### Bedroom One

13'4" x 11'1" (4.06m x 3.38m)

Double bedroom with fitted wardrobes and drawers, two double glazed windows offering plenty of natural light, radiator, ceiling light and door leading through to ensuite.

#### Ensuite

10'10" x 7'7" (3.3m x 2.31m)

Ensuite bathroom, equipped with corner bath, wash hand basin with storage, WC and bidet, fitted mirror, spotlighting.

#### Bedroom Two

13'3" x 8'9" (4.04m x 2.67m)

Double bedroom with double glazed window, fitted wardrobes, radiator, ceiling light.

#### Lounge

19'6" x 15'11" (5.94m x 4.85m)

Spacious lounge which has double glazed window, Juliet Balcony with French doors and beautiful views overlooking the Royal Lytham Golf course, feature fireplace, two radiators, archway through to dining room, ceiling light and wall lights.

#### Dining Room

8'9" x 7'7" (2.67m x 2.31m)

Fitted units, ceiling light point and radiator.

#### Kitchen

7'7" x 6'10" (2.31m x 2.08m)

Fitted with a range of wall and base units, sink and drainer unit, fitted oven and hob, extractor over, integrated fridge freezer, ceiling light and window over looking the lounge.

#### Garage

16'7" x 9'5" (5.05m x 2.87m)

Single garage with up and over door, power and lighting.

Communal parking and gardens.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 878

Annual Ground Rent Amount: £115.00

Annual Service Charge Amount: £1,560.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Garage, Communal

Year built: 1998

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Sunningdale Court, Lytham St. Annes, Lancashire, FY8 3UP

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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