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## Links Gate, Lytham St Annes, FY8 3LF



Asking Price: £325,000



OVERLOOKING THE WORLD FAMOUS ROYAL LYTHAM AND ST ANNES CHAMPIONSHIP GOLF COURSE, Superb Size Two/Three Bedroom Penthouse Apartment, Two En-Suites, Bathroom, Fitted Kitchen, Mezzanine Floor, Great Views.

#### **Communal Entrance Hall**

Communal entrance hall with stairs and lift to all floors.

#### **Entrance Hall**

Entrance door, radiator, entry phone system, fitted storage cupboards, smoke alarm, coved and smooth finish on ceiling, carpet.

#### **Lounge / Dining Room - 20'0" (6.1m) x 15'10" (4.83m)**

Double glazed windows and French doors to front leading onto balcony overlooking Royal Lytham St Annes Golf Course, two radiators, television point, stairs leading to first floor, mezzanine, built in storage cupboard, vaulted ceiling, carpet.

#### **Study Area - 8'0" (2.44m) x 7'4" (2.24m)**

Double glazed window to front, open plan from lounge.

#### **Kitchen - 11'6" (3.51m) x 9'9" (2.97m)**

## **Property Details**

Price: £325,000

Bedrooms: 3

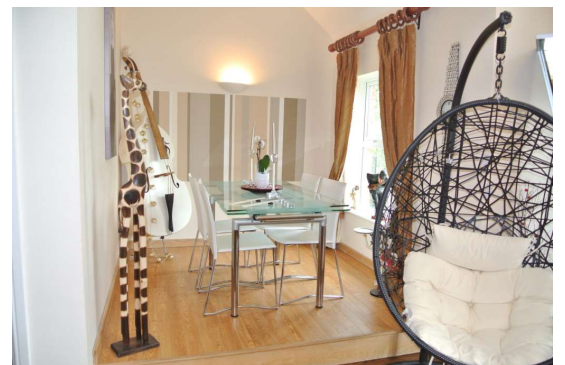
Location: Links Gate

## **Property Features**

Superb Two Bedroom Penthouse Apartment

Mezzanine, Bathroom & Two En Suite`s

Overlooking Royal Lytham St.Annes Golf Course





Double glazed window to side, radiator, modern range of wall and base kitchen units with granite work surfaces, 1 ? bowl sink unit, built in oven, halogen hob, extractor hood, fridge and dishwasher, under unit lighting, smooth finish on ceiling, spotlights, tiled flooring.

**Utility Room - 6'6" (1.98m) x 5'6" (1.68m)**

Wall and base kitchen units with work surface over, stainless steel single drainer sink unit, integrated washing machine and freezer, radiator, smooth finish on ceiling, tiled flooring.

**Bedroom One - 16'5" (5m) x 9'9" (2.97m)**

Double glazed window to rear, radiator, range of fitted bedroom furniture including: wardrobes, bridging units, chest of drawers, bedside units and headboard, television point, coved and smooth finish on ceiling, carpet.

**En-Suite - 9'8" (2.95m) x 6'0" (1.83m)**

Double glazed window to side, chrome towel radiator, modern white suite comprising: `Jacuzzi` style bath, separate shower cubicle, close coupled WC and pedestal wash hand basin, wall light and shaver point, extractor fan, smooth finish on ceiling complementary wall and floor tiling.

**Bedroom Two - 12'6" (3.81m) x 9'7" (2.92m)**

Double glazed window to rear, radiator, range of fitted bedroom furniture including: wardrobes, bridging units, chest of drawers, bedside units and headboard, television point, coved and smooth finish on ceiling, carpet.

**Bathroom**

Double glazed window to side, chrome towel radiator, modern white suite comprising: panelled bath, separate shower cubicle, close coupled WC and pedestal wash hand basin, wall light and shaver point, extractor fan, complementary wall and floor tiling.

**Mezzanine / Bedroom Three - 13'9" (4.19m) x 12'3" (3.73m)**

Two double glazed `Velux` windows to side, radiator, carpet.

**En-Suite**

Modern suite comprising: shower cubicle, close coupled WC and wash hand basin, radiator, extractor fan, wall light and shaver point, complementary wall and







floor tiling.

#### **Garage**

Garage to rear of apartments with up and over door.

#### **Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services.

Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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