

2 Bed Apartment In Belvedere Court Kingsway, Ansdell Lytham St Annes, FY8
1AR £124,950





SHORT DESCRIPTION

Property Ref: 17344 A rare opportunity to acquire a spacious two-bedroom apartment with private balcony and garage, superbly positioned in the heart of Ansdell and offered with no onward chain. Occupying an excellent position within Belvedere Court, a small purpose-built development of just 12 apartments on Kingsway, this bright and generously proportioned home offers considerably more space than first impressions might suggest. The accommodation is well laid out and has a light, comfortable feel throughout, with a generous living room, two good-sized bedrooms, fitted kitchen, bathroom and separate WC. The private balcony provides a welcome outdoor space to sit and enjoy some fresh air, while the garage offers valuable additional storage and parking convenience. The location is a particular highlight. Ansdell village centre is just a short stroll away, with its excellent selection of independent shops, cafés and everyday amenities, while Ansdell & Fairhaven railway station and regular bus services provide easy connections to Lytham, St Annes and beyond. For those attracted by the Fylde Coast lifestyle, Fairhaven Lake, Granny's Bay and the promenade are all close at hand, making it easy to enjoy waterfront walks, open green spaces and the area's leisure and sporting facilities whenever the mood takes you. Properties combining this amount of space with a balcony, garage and such a convenient Ansdell location are always appealing. Whether you are looking for a comfortable permanent home, a retirement move or a well-positioned coastal base, Belvedere Court deserves serious consideration. Offered with no onward chain, early viewing is strongly recommended. Key Features Generously proportioned two-bedroom apartment Private balcony Garage Spacious and bright living accommodation Two good-sized bedrooms Small development of only 12 apartments Excellent position in the heart of Ansdell Short walk to shops, cafés and local amenities Close to Ansdell & Fairhaven railway station Excellent bus links to Lytham and St Annes Easy walking distance of Fairhaven Lake Close to Granny's Bay and the promenade Ideal permanent home, retirement property or coastal base No onward chain Early viewing recommended Property Type: Apartment Full selling price: £124950.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 999 Yearly Ground Rent Cost: £15.00 Yearly Management Cost: £660.00 Council tax band: C EPC rating: C Measurement: 662 sq.ft. Outside Space: Communal Garden, Front Garden, Balcony Parking: Garage, Rear Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

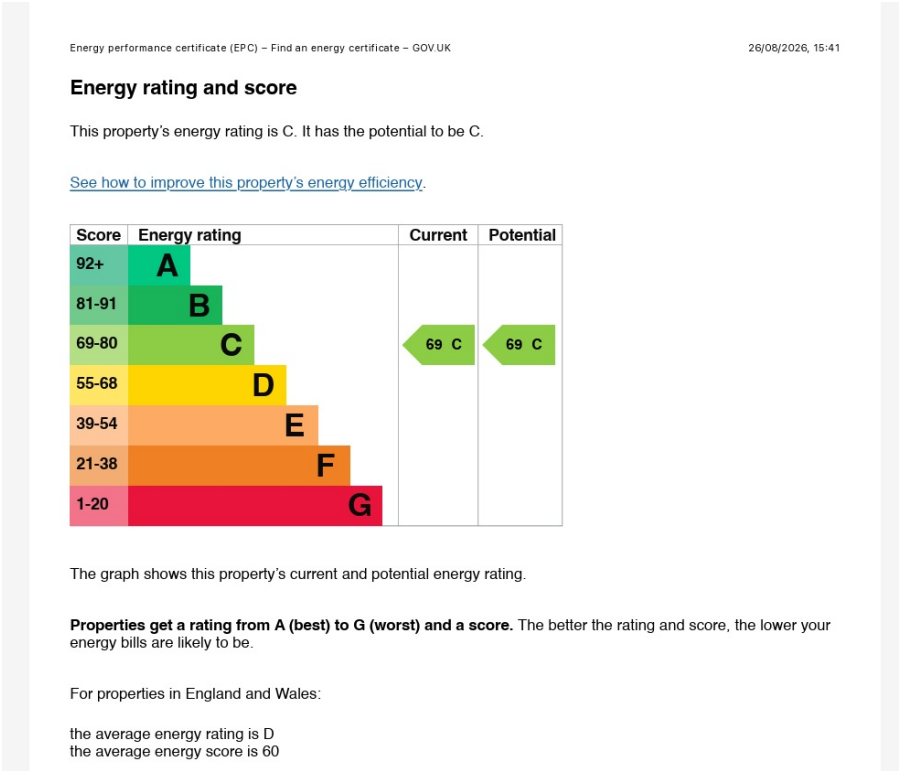
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total Area: 61.5 m² / 662 ft² (excluding balcony)
All measurements are approximate and for display purposes only

EPC GRAPH

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