



**25 The Brambles, Lytham St. Annes**

Lytham St. Annes

Offers Over **£75,000**

## 25 The Brambles

Lytham St. Annes, Lytham St. Annes

Nestled in a serene cul-de-sac, this well-presented first floor flat offers a peaceful retreat for those seeking a cosy yet convenient living space. Boasting a double bedroom, a spacious lounge, a modern kitchen complete with integrated hob and oven, and a sleek 3-piece bathroom suite, this property's layout is both practical and inviting. Located just a stone's throw away from local shops, the promenade, and excellent transport links, residents will benefit from both tranquillity and accessibility. Not to mention, the communal gardens and private residential parking further enhance the appeal of this charming flat. With the added bonus of being offered with no onward chain, this property presents an unmissable opportunity for first-time buyers or investors looking to expand their portfolio.

Council Tax band: A

Tenure: Leasehold

- Well Presented First Floor Flat
- Comprising of Lounge, Kitchen with integrated hob and oven, Bedroom and 3 piece suite Bathroom
- Located in a quiet cul-de-sac within close proximity to shops, the promenade and transport links
- Communal Gardens, Private Residential Parking
- No Onward Chain
- Private Lock Up Bin Store





**Lounge**  
14' 3" x 9' 0" (4.34m x 2.75m)

**Kitchen**  
7' 6" x 9' 0" (2.29m x 2.74m)

**Bedroom**  
13' 6" x 7' 11" (4.12m x 2.41m)

**Bathroom**  
5' 0" x 7' 0" (1.52m x 2.13m)





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## Stephen Tew Estate Agents

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