



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

Lytham St. Annes

Offers Over **£70,000**



# 13 The Brambles

Lytham St. Annes

Nestled in a quiet cul-de-sac within a sought-after residential area, this first-floor purpose-built apartment offers an ideal living space for those seeking comfort and convenience. The property presents a well-proportioned layout comprising of a private entrance hall, a cosy lounge, a kitchen/diner, a double bedroom, and a three-piece suite bathroom – providing a comfortable retreat for its occupants. The location of this property is truly desirable, being situated close to various amenities such as shops, the promenade, and excellent transport links, including bus routes and Squires Gate Train Station, all within easy walking distance. In addition, residents will benefit from the peace of mind of allocated parking and access to communal gardens, offering a tranquil outdoor space to enjoy those warm summer evenings.

Council Tax band: A

Tenure: Leasehold

- First Floor 1 Bedroom Purpose Built Apartment
- Located In A Quiet Cul-de-Sac In A Popular Residential Area
- Close Proximity To Shops, The Promenade And Excellent Transport Links With Bus Routes And Squires Gate Train Station Within Walking Distance
- Private Entrance Hall, Lounge, Kitchen/Diner, Double Bedroom And 3 Piece Suite Bathroom
- Communal Gardens And Allocated Parking





## Landing

## Lounge

13' 0" x 8' 11" (3.95m x 2.72m)

## Kitchen/Diner

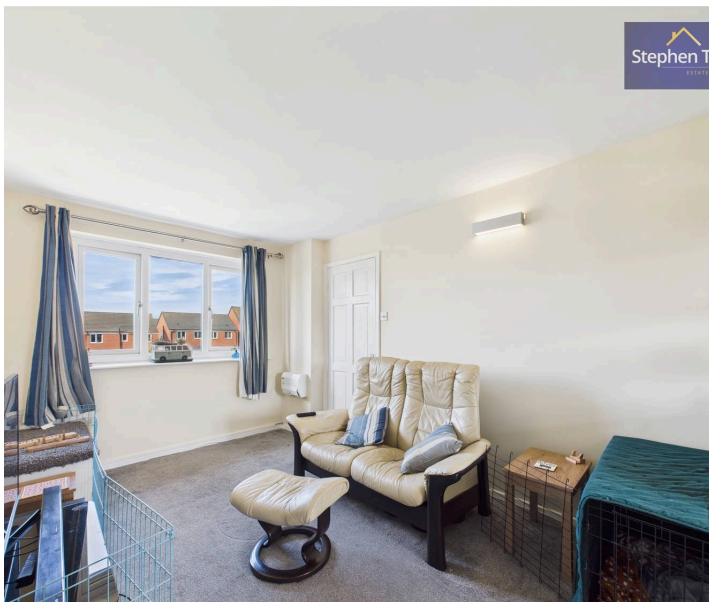
7' 1" x 12' 2" (2.16m x 3.72m)

## Bedroom

13' 9" x 8' 1" (4.18m x 2.47m)

## Bathroom

4' 11" x 8' 0" (1.49m x 2.43m)







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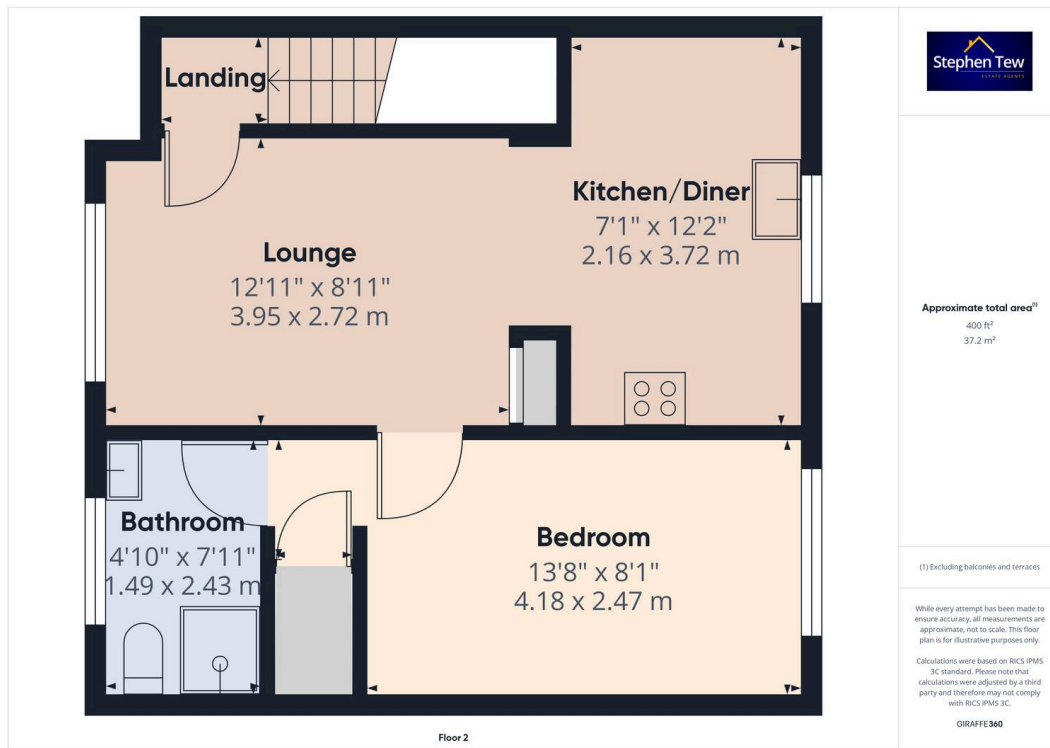
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## Bathroom

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## Stephen Tew Estate Agents

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