



The Hardy Suite, Kumara, 571 Lytham Road

Blackpool

Offers Over £230,000

The Hardy Suite, Kumara, 571 Lytham Road

South Shore, Blackpool

Welcome to this exquisite 2-bedroom luxury first-floor apartment, perfectly positioned in a prime location, offering a stylish and convenient lifestyle within close proximity to local amenities. This carefully crafted residence seamlessly combines character and original features with modern amenities to create a truly stunning living space. Upon entering, you are greeted by a spacious hallway leading to the lounge featuring a Juliette balcony and a remote-controlled fire, ideal for cosy evenings. The modern kitchen/diner is a culinary delight boasting integrated appliances including a double oven, Bosch gas hob, microwave, fridge, wine cooler, and a 1.5 bowl FRANKE sink, complemented by a separate utility room for added convenience. Both bedrooms come with fitted wardrobes/storage units, with the master bedroom further benefiting from a luxurious 3-piece en-suite bathroom. The property also offers a lavish 4-piece suite bathroom complete with a jacuzzi bath and shower cubicle featuring a multi-function shower head, perfect for unwinding after a long day. In addition, the property offers a fully boarded and insulated loft space with power and light supply and easy access via pull down ladders for additional storage space.

Outside, the property boasts a serene environment that includes well-maintained communal gardens, providing a peaceful retreat. Furthermore, a garage and an allocated parking space are available for added convenience. The allocated parking space at the rear of the property ensures easy access for residents. Whether enjoying the tranquil outdoor setting or unwinding in the luxurious interior, this property offers a harmonious blend of modern comfort and convenience, making it a perfect choice for those seeking a sophisticated urban lifestyle.

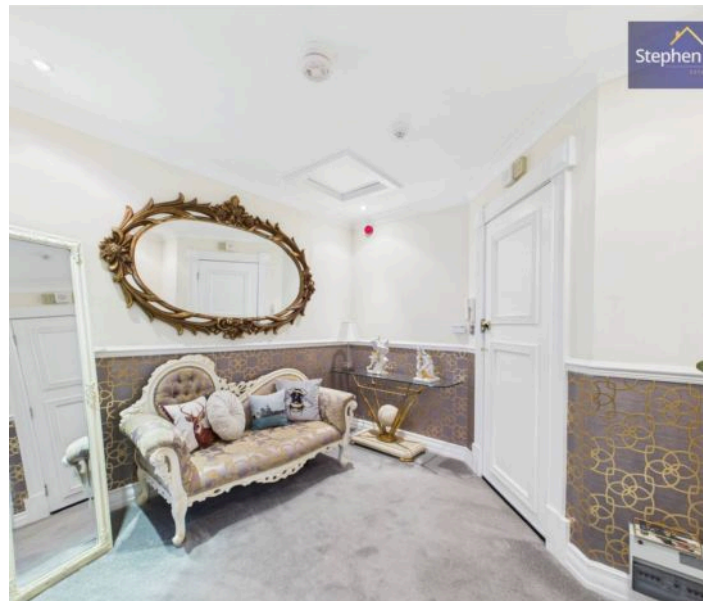
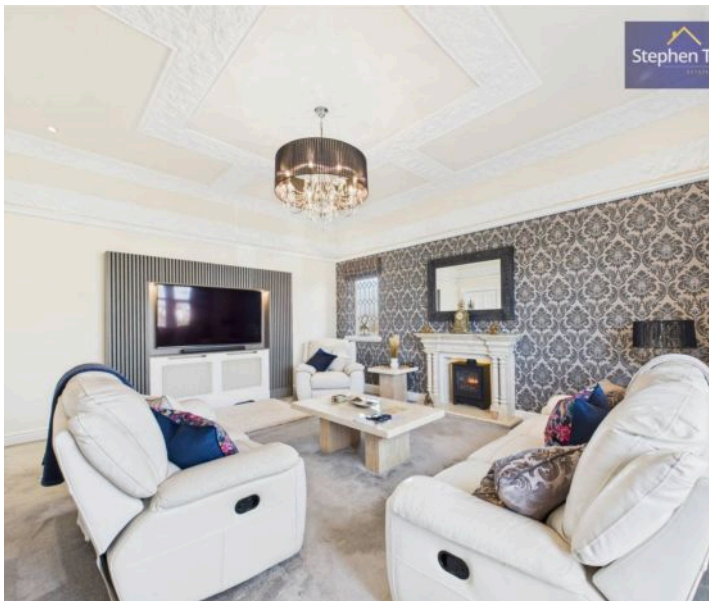
Council Tax band: D

Tenure: Leasehold





- Luxury First Floor Apartment
- Situated In A Prime Location Within Close Proximity To Local Eating Establishments, Shops And Transport Links
- Boasting An Abundance Of Character And Original Features Throughout With Modern Amenities Offering a Truly Stunning Living Space
- Spacious Hallway, Lounge With Juliette Balcony And Remote Controlled Fire
- Modern Kitchen/Diner Boasting Integrated Double Oven, Bosch 5 Ring Gas Hob, Microwave, Fridge, Wine Cooler And 1.5 Bowl FRANKE Sink, Separate Utility Room
- 2 Bedrooms, Both Boasting Fitted Wardrobes/Storage Units And A 3 Piece En-suite To The Master
- 4 Piece Suite Bathroom With Jacuzzi Bath And Shower Cubicle With Multi-function Shower Head
- Communal Gardens, Garage And Allocated Parking Space
- Fully Boarded And Insulated Loft Space With Power, Light And Pull Down Ladders
- Boiler Is Approximately 4 Years Old And Serviced Annually





Hallway

Lounge

17' 11" x 16' 0" (5.45m x 4.89m)

Kitchen/Diner

9' 11" x 15' 11" (3.01m x 4.86m)

Bedroom 1

13' 3" x 11' 7" (4.04m x 3.54m)

En-suite

3' 4" x 7' 10" (1.02m x 2.39m)

Bedroom 2

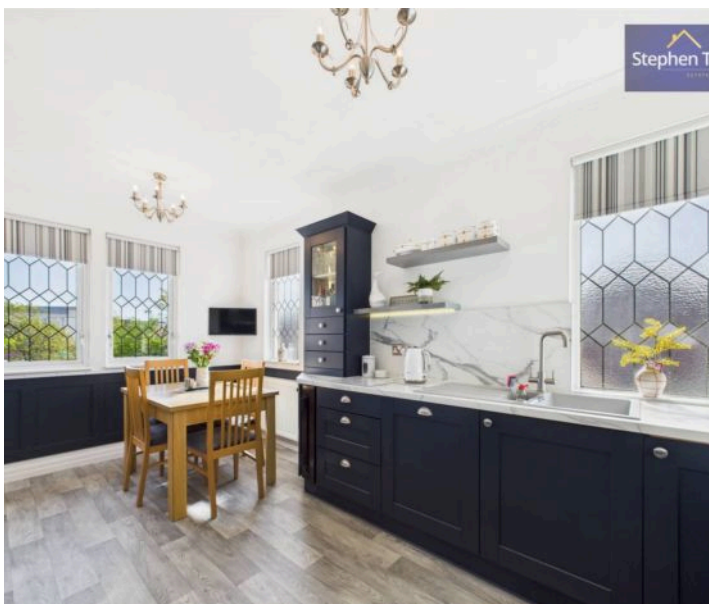
9' 0" x 11' 3" (2.75m x 3.43m)

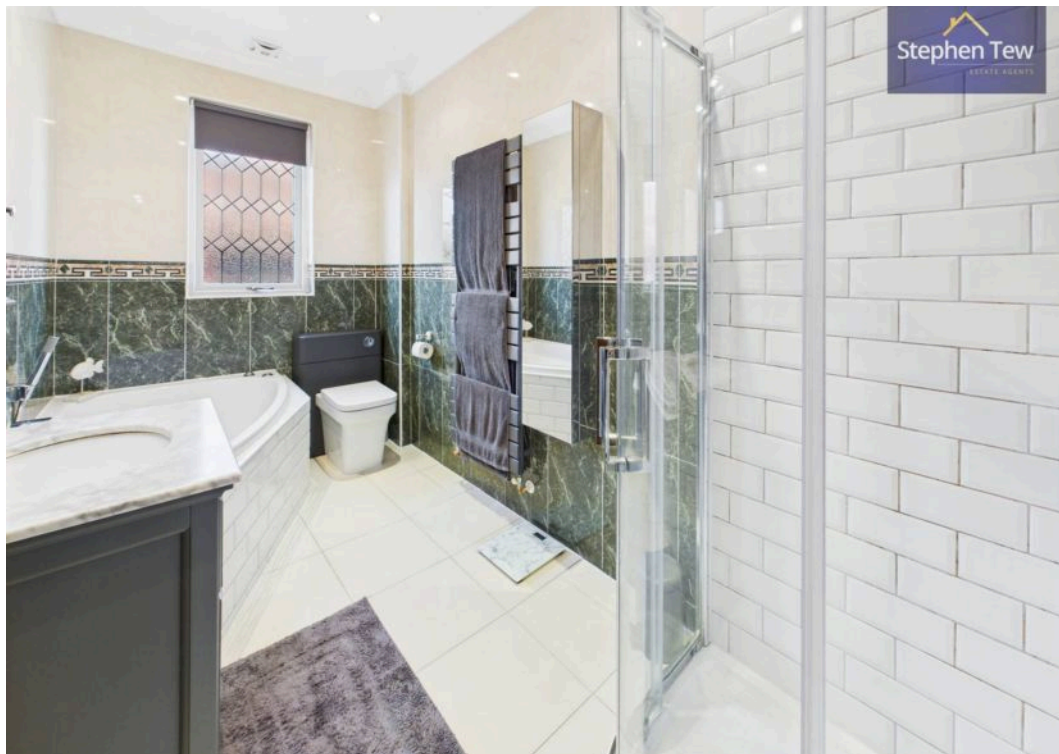
Bathroom

5' 10" x 11' 5" (1.78m x 3.49m)

Utility Room

7' 2" x 6' 8" (2.19m x 2.04m)







COMMUNAL GARDEN

GARAGE

Single Garage

ALLOCATED PARKING

1 Parking Space

Allocated parking space to the rear.





Approximate total area⁽¹⁾
1112 ft²
103.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360



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