



Lake Point, Marine Drive, Lytham St Annes, FY8 1BT

O.I.R.O £1,100,000







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Offers in the region of £1,100,000



3 Bedrooms



2 Bathroom

-
- Stunning position and views
 - Superb penthouse apartment
 - Refurbished to an excellent specification
 - Beautiful oak joinery and fittings
 - Fantastic reception space balcony
 - 3 bedrooms / 2 bathrooms
 - Overlooking Granny's Bay and Fairhaven Lake



Wow! This superb penthouse apartment offers fantastic living space with a view to draw your attention ! Beautifully improved to include bespoke joinery, good quality bathroom suits and fitted furniture. In a lovely penthouse position, this fabulous welcoming home is a wonderful place to both entertain and relax.

Positioned in a building known as Lake Point, which is in a location that offers an easy stroll along the new paths at Granny's Bay and also around Fairhaven Lake. Nestled in between St Annes and Lytham to enjoy the best both towns have to offer.



The spacious private entrance hall can be accessed via a lift which has been recently refitted in 2024. There is exclusive lift access to the third floor (via key) or the stairs and there are doors off into the various rooms. The kitchen is beautifully fitted with an oak kitchen and granite work surfaces along with integrated appliances to include hob, extractor, coffee machine, dishwasher, washing machine and recycling drawers. There is also a walk in pantry offering excellent storage space.





The lounge is a super room which is likely to be the hub of this home. There are two sliding doors which have been recently fitted along with the windows, leading out onto the balcony where those breathtaking views can be enjoyed overlooking Granny's Bay and Fairhaven Lake.

The further reception room off the kitchen, currently utilised as 'the breakfast room' features its very own bar and again offers the most spectacular views across the coastal waters. The windows throughout the property act quite literally as living paintings.

The reception spaces are ideal for those who love to entertain or simply relax into this lovely coastal position.

The owners currently utilise bedroom three as a further reception space. There is the flexibility of using this space for either use. The decision is yours.







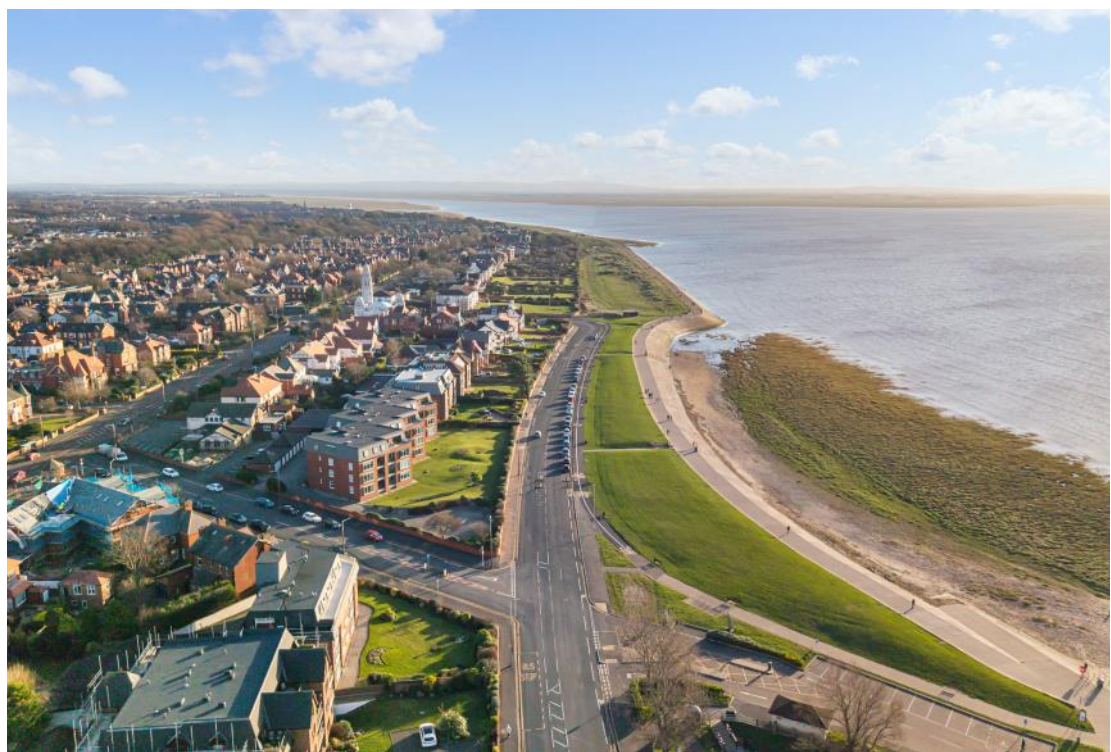
The principal bedroom is generous in size and has a large range of fitted wardrobes. A sumptuous ensuite is also included. The second and third bedroom and family shower room are found off the main hallway. Each of the bedrooms have fitted wardrobes.

The property benefits from a double garage with electric up and over doors.

The property also benefits from replacement roof and roof lights completed in 2025, new balcony in 2025, replacement balcony glass in 2021, new lift in 2024 and replacement patio doors and side window in 2022

The block is currently managed by Lake Point Management Company LTD. C/O Homestead Consultancy Service LTD.





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : The property benefits from its own garage, there is also a large visitor/resident car park to the front of the property. Unlimited street parking.

Construction Type : Brick and slate.

Building Safety: Smoke alarms are tested weekly in individual and communal areas.

Restrictions/Restrictive Covenants : No alterations without permission.

Leasehold: The term of the lease is 999 years from 1st March 1981. There is an annual service charge of £3,000 per annum and £25 ground rent.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : New lift installed in 2024.

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, Vodafone, O2 and THREE available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Leasehold with vacant possession upon completion.

Local Authority: Fyke Borough **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words location : //lecturing.pine.watch

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

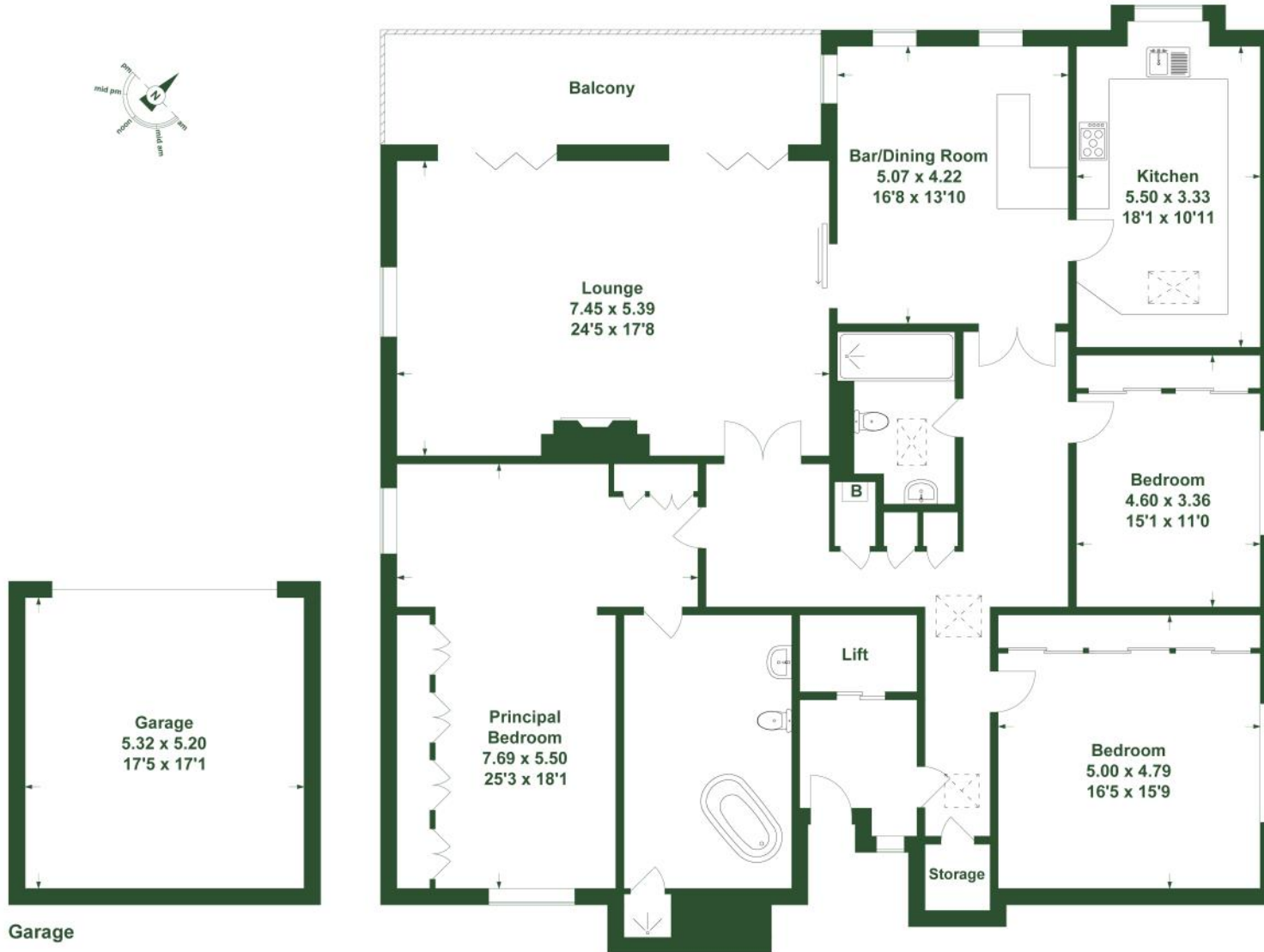
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 224.97 sq m / 2421 sq ft
 Garage : 27.13 sq m / 292 sq ft
 Total : 252.10 sq m / 2713 sq ft

For illustrative purpose only, not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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