



LOVE HOMES  
INDEPENDENT ESTATE AGENTS



**£260,000** Leasehold

An exceptional opportunity to acquire a generously sized apartment situated on the beachfront in St. Annes. Offering an abundance of space and fantastic potential, this property is in need of comprehensive refurbishment, making it the perfect canvas to transform into a breath-taking coastal home.

- Beachfront apartment
- Two double bedrooms
- Internal refurbishment required throughout
- Beach front balcony and rear terrace
- First floor location
- Parking and garage
- Pets Permitted

Beachfront Apartment at Northgate, St. Annes

### A Spacious Seaside Retreat with Stunning Coastal Views

Boasting approximately 1,400 square feet of living space, this first-floor apartment within the highly sought-after Northgate Apartment complex presents an exciting opportunity for buyers looking to create their dream coastal home, or as an ideal buy to let. With breath-taking beachfront views, private parking, and a garage, this apartment is a rare gem awaiting modernisation.

### Convenience & Secure Living

- Private parking & garage with external access and an internal personal door to the main building
- Video intercom access for added security
- Welcoming entrance with both staircase and lift access to each floor

### A Large Entrance & Expansive Living Space

Stepping into the apartment, a large T-shaped hallway provides an impressive introduction to the sheer size of this home. Offering access to all living areas and built-in storage, this hallway sets the tone for the spaciousness within.

The formal living room is a fantastic entertaining space, featuring a fireplace and patio doors leading to a beachfront balcony. With ample room for outdoor furniture, this is the perfect spot for al fresco dining, soaking up the summer sun, and unwinding with a glass of wine—all while taking in the stunning panoramic beach views.

### Potential for a Stylish Kitchen & Dining Space

The kitchen offers an exciting opportunity to be transformed into a culinary haven, with an adjoining dedicated dining area—ideal for hosting dinner parties and family gatherings.

### Generous Bedrooms & Four-Piece Bathroom

Located at the rear of the apartment, the two generously sized double bedrooms provide ample space for large furniture and storage. One of the bedrooms boasts patio doors leading to a rear spacious terrace.

The spacious four-piece bathroom includes a bath, shower cubicle, wash basin, and WC.

### Prime Location & Unrivalled Views

Situated North Promenade Road in St. Annes, this apartment is ideally located for easy access to St. Annes Town Centre and excellent transport links.

To the rear of the building, there is gate access onto Clifton Drive, Ashton Gardens and St. Annes Town Centre.

### A Rare Opportunity with No Onward Chain

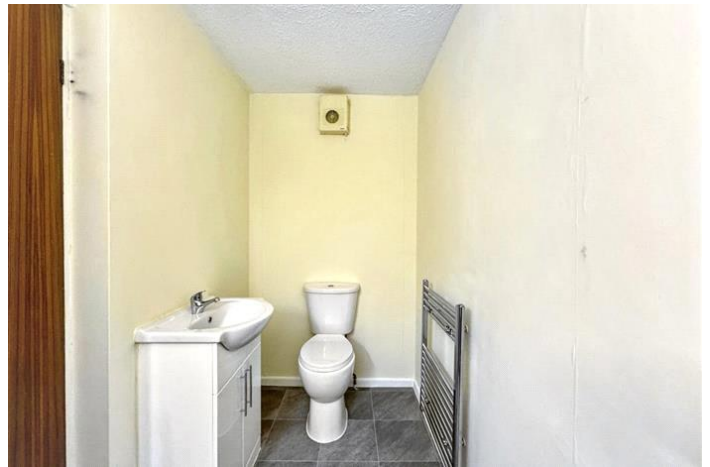
This apartment is offered with no onward chain, making it an incredible opportunity for the next owner to transform it into a luxurious beachfront residence with uninterrupted views of the Irish Sea. We are advised that pets are permitted. This could also be used as a fantastic rental property.

### Don't Miss Out!

Viewings are highly recommended—contact us today to secure your chance to own this exceptional property.

Council Tax Band: F (Fylde Borough Council)  
Tenure: Leasehold  
Service Charge: £300 per month  
Parking options: Garage, Off Street, Residents





Approx Gross Internal Area  
142 sq m / 1530 sq ft

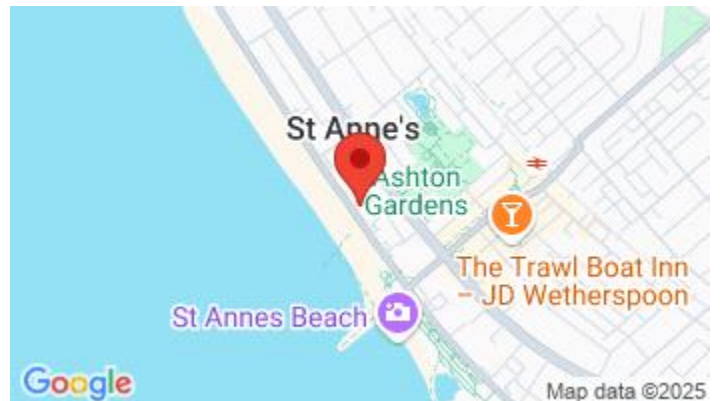


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.