



3RD FLOOR



ENTRANCE LEVEL

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2017

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7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY

T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



ELDON COURT, ST ANNES, FY8 2BH

£79,950

- SECOND FLOOR PURPOSE BUILT DUPLEX APARTMENT WITH SOUTH WESTERLY FACING BALCONY
- IN HIGHLY CONVENIENT LOCATION - 5 MINUTES WALK FROM ST ANNES SQUARE
- LARGE LOUNGE - SPACIOUS KITCHEN - 2 DOUBLE BEDROOMS - BATHROOM
- COMMUNAL GARDENS - GARAGE - Energy Rating - E

 X 2
  X 1
  X 1
  X 1
  X 1
  Shared garden





Communal Entrance

Communal front door leads into communal hallway, stairs lead to upper floors.

Entrance to Flat 36

Located on the second floor, solid timber main entrance door leads into;

Hallway

Wood effect laminate flooring, electric heater, staircase (with under stairs storage) leading to the third floor landing, doors to the following rooms;

Kitchen 12'1 (at widest point) x 6'9 (3.68m (at widest point) x 2.06m)

Large UPVC double glazed window to front, range of contemporary fitted wall and base units with laminate work surfaces and under unit lighting, tiled to splash backs, one and a half bowl stainless steel sink and drainer, integral electric oven with kick board heater, four ring electric hob with overhead illuminated extractor, integral dishwasher, washing machine, space for fridge freezer, tile effect vinyl flooring.



Lounge 17'11 x 12' (5.46m x 3.66m)

Spacious reception room with large UPVC double glazed window to front providing an abundance of natural light, wood effect laminate flooring, electric fire, electric heater, television and telephone points, ample space for dining table and chairs, UPVC double glazed door leading out to the balcony.

Balcony

Good sized South Westerly facing balcony providing attractive views over the front of the development and a sunny aspect.

Third Floor Landing

Aforementioned staircase leads to third floor landing, cupboard housing hot water cylinder, doors to all rooms;

Bedroom One 11'11 x 11' (3.63m x 3.35m)

UPVC double glazed window to front, built in storage cupboard with shelving, electric heater.



Bathroom 7'9 x 5'5 (2.36m x 1.65m)

UPVC double glazed opaque window to front, three piece white suite comprising; bath with overhead electric shower and glass shower screen, pedestal wash hand basin, WC, tiled flooring, fully tiled walls, chrome wall mounted towel heater.

Bedroom Two 10'10 x 9'8 (3.30m x 2.95m)

UPVC double glazed window to front, built in wardrobe, electric heater.

Outside

Immaculately kept communal lawned gardens to the front of the development. The flat also comes with an off road parking space.

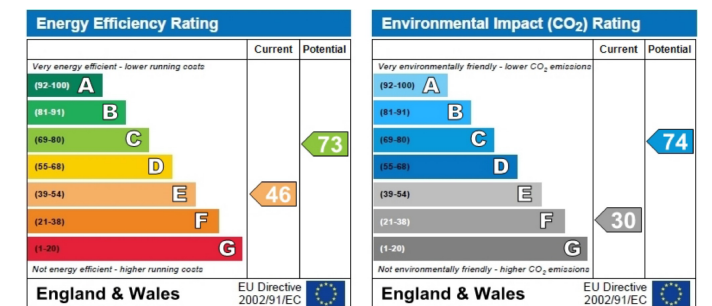
Garage

Up and over door.



Other Details

Tenure - Leasehold
Tax Band - B (£1320.18 per annum)
Management charges - £74 per month (Includes buildings insurance and ground rent)



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