



**ST. ANDREWS ROAD SOUTH, LYTHAM ST. ANNES ASKING PRICE £104,000
FY8 1PZ**

- BRIGHT & SPACIOUS 2 BEDROOM FIRST FLOOR FLAT
- 2 BEDROOMS - LOUNGE - KITCHEN - BATHROOM
- CONVENIENT LOCATION CLOSE TO ST ANNES SQUARE & THE BEACH
- ENERGY RATING - E

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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Communal Entrance

Timber double opening doors with glass inserts leading into;

Communal Porch

Carpets, timber door with glass insert leading into;

Communal Hallway

Wooden flooring, staircase leading to first floor landing;

Entrance to Flat 2

Entrance gained via a solid timber door.

Hallway

Single glazed opaque window to the side, entry phone, carpets, skirting, cupboard housing fuse boxes, electric heater, fire alarm, smoke alarm, doors leading to the following rooms;

Bedroom Two

11'3 x 9'11
UPVC double glazing to the rear, electric storage heater, skirting boards, carpets

Bathroom

6'8 x 6'2
White three piece suite comprising: bath with overhead mains powered shower, WC and pedestal wash hand basin, tiled to splash backs, extractor fan, cupboard housing hot water cylinder

Main bedroom

14'1 x 7'6
UPVC double glazed window to the rear, electric heater, skirting boards, carpets

Kitchen

10'11 x 7'4
UPVC double glazed windows to the front, range of cupboards and base units, integrated fridge freezer, space for washing machine, electric hob and oven with extractor fan, wall mounted electric heater, tiled to splash backs, lino flooring.

Lounge

14'5 x 12'2
UPVC double glazed windows to the front, wall mounted electrical heater, television and telephone points, wall mounted lights, skirting boards, carpets.

Outside

Paved to the front. Communal garden to the rear.

Other details

Council Tax Band - A (£1,389.00 per annum)
Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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