



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 ©2016



ST. ANNES ROAD WEST, LYTHAM ST. ANNES  
FY8 1LQ

ASKING PRICE £154,995

- BEAUTIFULLY PRESENTED FIRST FLOOR PURPOSE BUILT APARTMENT WITH BALCONY IN ONE OF ST ANNES' MOST POPULAR DEVELOPMENTS
- METRES FROM ST ANNES SQUARE AND THE BEACH
- 2 DOUBLE BEDROOMS - KITCHEN AND SHOWER ROOM - OPEN PLAN LOUNGE / DINING ROOM -
- COMMUNAL GARDENS - GARAGE\*\*\*\*ENERGY RATING - E



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





#### Entrance Hall

Timber door with glass inserts and windows to side and above leading into;

#### Communal Porch

Intercom system, letter boxes, timber door with glass inserts and windows to side and above leading into;

#### Communal Hallway

CCTV, coved ceiling, electric heater, lift and staircase to upper floors.

#### Entrance to Flat 12

Located on the first floor, timber door leads into;

#### Hallway

Intercom system, electric heater, large storage cupboard, further storage cupboards, consumer unit and meters, doors to all rooms;

#### Bedroom One

15'8" 11'10"  
Large UPVC double glazed window to front allowing plentiful light, range of fitted bedroom furniture comprising; two wardrobes with overhead storage cupboards, dressing table with large mirror above, coved ceiling.

#### Bedroom Two

10'5" 8'3"  
Large UPVC double glazed window to front allowing plentiful light, coved ceiling.

#### Shower Room

9'3" 5'8"  
UPVC double glazed opaque window to rear allowing plentiful light, three piece contemporary white suite comprising; large walk in shower cubicle with overhead electric shower, vanity wash hand basin and WC, vinyl flooring, fully tiled walls, chrome wall mounted towel heater, built in storage cupboard and water heater.



#### Kitchen

10'4" 8'9"  
Large UPVC double glazed window to rear allowing plentiful light, comprehensive range of fitted wall and base units with laminate work surfaces, tiled to splash backs, integral electric oven, four ring halogen hob with overhead illuminated extractor, one and a half bowl stainless steel sink and drainer with mixer tap, plumbed for washing machine and dishwasher, fridge freezer, vinyl flooring, telephone point.

#### Lounge

22'6" 14'0"  
UPVC double glazed windows to front and side allowing plentiful light, UPVC door with double glazed glass insert leading out to the balcony, decorative fire surround with marble back drop and hearth housing electric fire, electric heater, television and satellite points, coved ceiling, open to;

#### Dining Area

11'1" 8'11"  
Large UPVC double glazed window to rear allowing plentiful light, electric heater, coved ceiling.

#### Balcony

Good sized balcony area to the front of the property.

#### Outside

Immaculately kept communal laid to lawn gardens with various plants and shrubs. Single brick built garage with up and over door.

#### Other Details

Tenure - Leasehold  
Tax Band - D (£2,165.00)  
Maintenance Charges - £5,000 per annum - The charge includes: buildings insurance, external maintenance, on-site maintenance contractor and the ground rent.



The maintenance fees are proportionately higher for three reasons:

1. Braxfield Court is in a premium position in the town and is one of or if not the most well maintained blocks.
2. The maintenance fee now includes upgrades for the new legislation around fire restrictions.
3. The measures affect all apartment blocks over four stories, Braxfield Court is just one of the first blocks to be proactive around these measures, all other blocks will follow suit in the future.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

