

675 sq.ft. (62.7 sq.m.) approx.



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 © 2022

BAILEY AVENUE, LYTHAM ST. ANNES FY8 1FG

OFFERS IN THE REGION OF £137,000

- LOVELY PURPOSE BUILT APARTMENT IN QUIET DEVELOPMENT OFFERED WITH NO CHAIN
• COMMUNAL GARDENS & PRIVATE PARKING SPACE
• TWO DOUBLE BEDROOMS - LOUNGE - MODERN KITCHEN - EN-SUITE - SEPARATE BATHROOM
• IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR



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**

Entrance with intercom to all flats, door to;

**Communal Hallway**

Letterboxes, stairs to all floors, apartment 15 is located on the second floor, door to;

**Hallway**

Cloaks cupboard, cupboard housing hot water system, intercom, heater, doors to all rooms, double doors to;

**Lounge**

Light and spacious reception room with large floor to ceiling windows, TV and telephone points, wall mounted electric heater, contemporary fireplace with electric fire

**Dining Kitchen**

Stunning modern kitchen with integral fridge, freezer, dish washer, washer dryer, oven and hob, ceramic floor and wall tiles, heater

**Bedroom One**

Large window, range of fitted bedroom furniture, heater, door to;

**En-Suite**

Three piece white suite comprising; WC, vanity wash hand basin, shower cubicle, ceramic tiled floor

**Bedroom Two**

Second double bedroom with window to front elevation, range of fitted bedroom furniture

**Bathroom**

Three piece white suite comprising; WC, vanity wash hand basin, bath with contemporary shower fitting, ceramic tiled floor

**Other details**

Allocated parking space

Tax Band - C (£1,852.00 Per annum)



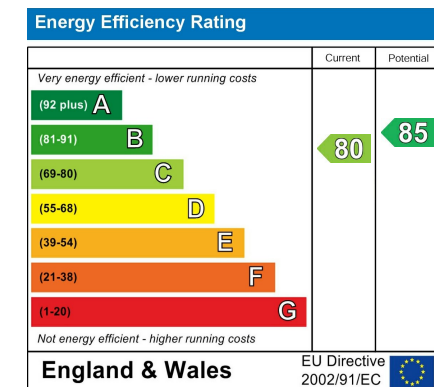
Maintenance Charge - £1,000 p.a. (inc buildings insurance)

Ground Rent - approx £74.40 per year

Approx 138 years left remaining on the lease

Allocated parking space

Tax Band - C



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