



**2 BEACH ROAD, LYTHAM ST. ANNES
FY8 2NR**

£159,950

- FIRST FLOOR PURPOSE BUILT APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN

- IDEAL FOR A VARIETY OF BUYERS
- LARGE LOUNGE/DINER
- FAMILY BATHROOM



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

Accessed via an entry phone system, stairs and lift to all floors, individual post box. This apartment is located on the first floor.

Entrance Hall

Doors lead off to all rooms including a walk-in storage cupboard.

Lounge

17'5" x 14'4"

A great sized lounge with a bay window to the front and feature wall lights.

Kitchen

13'3" x 7'10"

A range of modern base & wall units with wooden worktop surfaces incorporating a stainless steel sink & drainer unit with mixer tap. Integrated appliances include a double oven/grill & four ring halogen hob with above extractor hood. There is also space for a fridge/freezer. Additionally there are part tiled walls & splashbacks, a wall mounted Alpha combi boiler, a window to the side, wood effect vinyl flooring and a built-in pantry cupboard with shelving.

Bathroom

2.95m x 2.03m

A three piece suite including a bath with overhead electric shower, WC and wash hand basin. Additionally there are fully tiled walls and tile effect vinyl flooring.

Bedroom One

12'11" x 11'7"

A double bedroom with two windows to the rear and plenty of space for a range of bedroom furniture.

Bedroom Two

12'11" x 11'5"

Another double bedroom with a window to the rear and plenty of space for a range of bedroom furniture.



Communal Facilities

Lift to all floors
Communal laundry room
Parking in the underground garage controlled by remote control

Extra Information

Communal gardens to the front and side with various mature plant, tree and shrub borders.
Tax Band - C
Management charges - Approx £95 per month (includes building insurance, upkeep of communal areas and gardens, electricity). There are 955 years remaining on the lease.



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

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