



**ELIZABETH COURT, LYTHAM ST. ANNES
FY8 1FF**

£145,000

- IDEAL FOR INVESTORS - FIRST FLOOR PURPOSE BUILT APARTMENT
- 2 BEDROOMS - MASTER EN-SUITE AND BATHROOM
- ALLOCATED OFF ROAD PARKING. ENERGY RATING - D
- SITUATED VERY CLOSE TO THE SEA FRONT - TENANT IN SITU
- KITCHEN - LARGE LOUNGE



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

Intercom entry system, double glazed communal entrance door leads into;

Communal Hallway

Stairs to upper floors, store cupboard.

First Floor - Entrance to Flat 6

Solid timber main entrance door leads into;

Hallway

Wood-effect laminate floor, intercom phone, electric heater, contemporary lighting, two cupboards (one housing hot water cylinder), doors to;

Kitchen

9'11 x 9'8

Tiled floor, range of modern wall and base units with laminate work surfaces and splash back tiling, integrated appliances include: fridge freezer, washing machine, dishwasher and four ring electric hob with electric oven/grill compartment and illuminated overhead extractor, one and a half bowl stainless steel sink and drainer, contemporary halogen spot lights, electric heater, UPVC double glazed window to rear elevation, space for breakfast table and chairs.

Lounge

14'8 x 10'7

Wood-effect laminate floor, large UPVC double glazed window to front elevation allowing an abundance of natural light, skirting boards, contemporary halogen spot lights, telephone point, television point, venetian blinds, electric heater.

Bedroom One

10'2 x 10'

Large UPVC double glazed window to rear elevation, skirting boards, fitted bedroom furniture including floor-to-ceiling mirror-fronted wardrobes and dressing table, telephone point, television point, electric heater, door to;



En-suite

Tiled floor, three piece white suite comprising of fully tiled step-in shower cubicle, WC and vanity wash hand basin, halogen spot lights, ceiling mounted extractor fan, chrome wall mounted towel heater.

Bathroom

Fully tiled floor, three piece white suite comprising of bath with chrome shower attachment, WC and vanity wash hand basin, wall mounted chrome towel heater, ceiling mounted extractor fan, contemporary halogen spot lights.

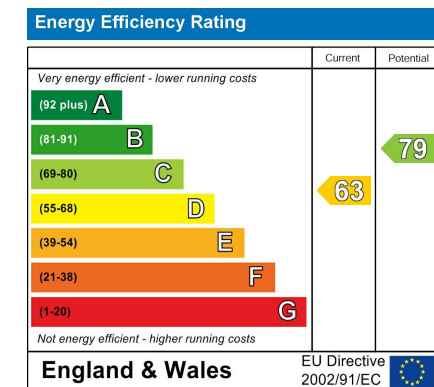
Bedroom Two

9'8 x 9'6

UPVC double glazed window to front elevation, venetian blinds, skirting boards, electric heater.

Other Details

Tenure - Leasehold
 Ground rent - £230.00 P/A
 Service Charge - £1,200.00 P/A
 Tax Band - C



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