



**KINGS ROAD, LYTHAM ST. ANNES
FY8 1NZ**

ASKING PRICE £80,000

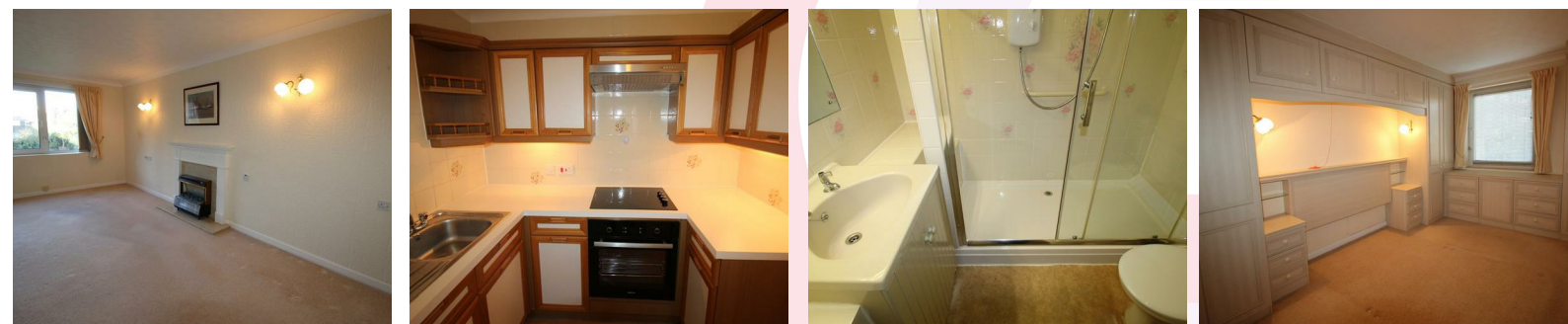
- CHAIN FREE - WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT
- LOUNGE - KITCHEN - DOUBLE BEDROOM - SHOWER ROOM - LARGE COMMUNAL LOUNGE WITH KITCHEN - LAUNDRY ROOM - COMMUNAL GARDENS
- HIGHLY DESIRABLE LOCATION CLOSE TO SEA FRONT - A SHORT WALK TO ST ANNES SQUARE
- ENERGY RATING - B



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 system, door into;

Communal Hallway/Lounge

Large and beautifully presented communal lounge area with door to communal kitchen area, lift and stairs to all floors;

Flat 32

Situated on the first floor at the rear, timber main entrance door leads into;

Hallway

Intercom phone system, emergency pull cord, coving, storage cupboard housing consumer unit, doors leading into the following rooms;

Shower room

6'10 x 5'3

Two piece suite comprising: WC and vanity wash hand basin, mains powered shower in double cubicle, fully tiled walls, wall mounted chrome towel heater, wall mounted electric heater, electric shaving point, extractor fan, lino flooring, skirting boards

Bedroom

14'7 x 8'7

UPVC double glazed window to the rear, good range of fitted wardrobes and drawers, storage heater, coving, carpets, skirting boards, blinds, curtains

Lounge

18'10 x 10'8

UPVC double glazed windows to the rear, electric coal effect fire, wooden surround with marble hearth and back drop, television and telephone points, good range of fitted cupboards and drawers providing plenty of extra storage, storage heater, carpets, skirting boards, coving, blinds, curtains



Kitchen

7'4 x 5'4

Range of cupboards and drawers, ' Beko ' electric hob and oven with extractor fan, stainless steel sink and drainer with mixer tap, space for a fridge freezer, part tiled walls, laminate flooring, skirting boards, coving

Outside

Well established, peaceful communal gardens, communal car park (waiting list for allocated parking space).

Other details

Council Tax Band - C (£1,852.00 pa)

Tenure: Leasehold - 92 years remaining on the lease.

Service charge: £1,155.10 per half year 01/09/22 – 28/02/23

Ground rent: £237.23 per half year 01/09/22 – 28/02/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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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