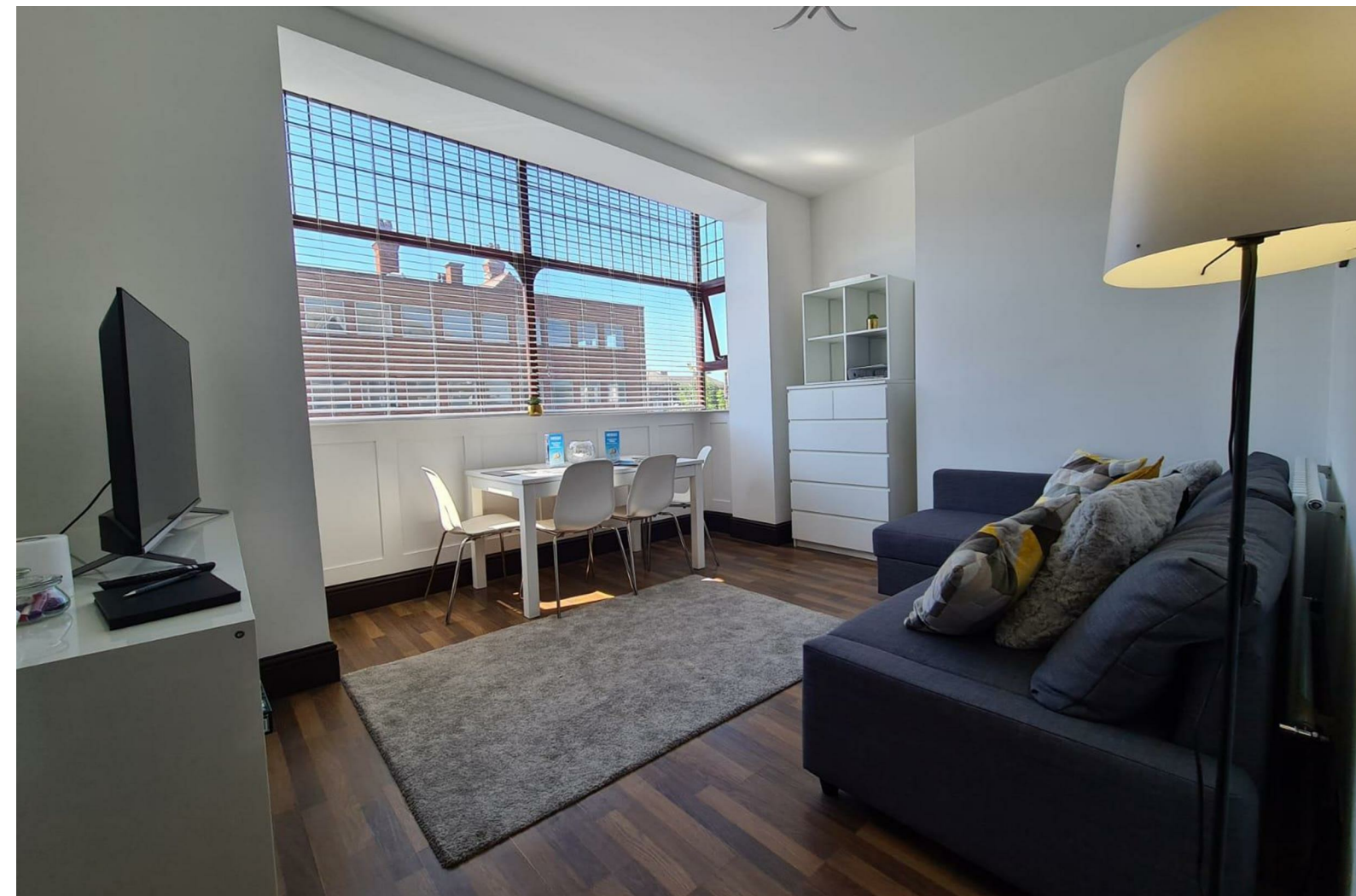


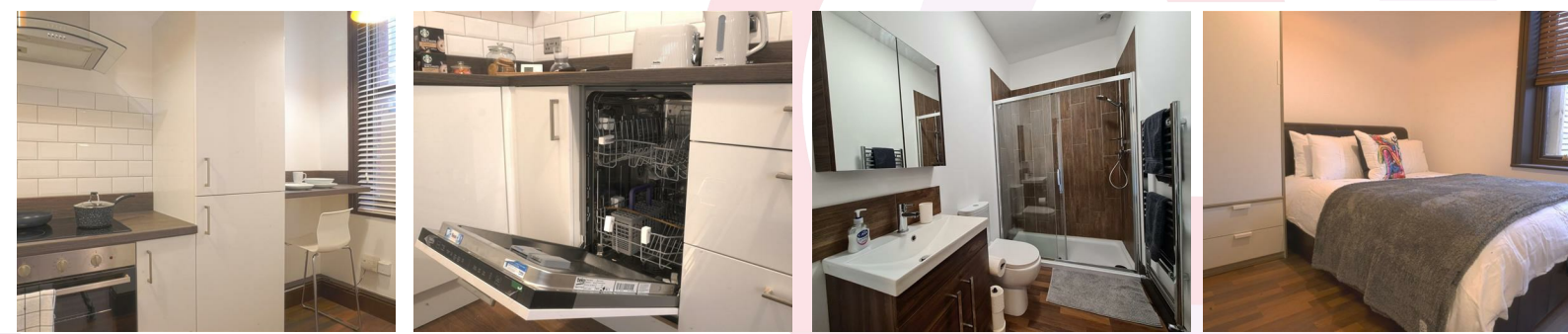
1. 1st Floor (1) 1:100



CUBE APARTMENTS, 3A PARK ROAD, LYTHAM ST. ASKING PRICE £105,000 ANNES

- **** JUST REDUCED BY £10,000 **** AMAZING OPPORTUNITY TO PURCHASE A TOWN CENTRE APARTMENT THAT HAS BEEN COMPLETELY MODERNISED FROM TOP TO BOTTOM WITH £78,000 SPENT
- ONE BATHROOM
- ONE MAIN BEDROOM AND ONE OPEN PLAN BEDROOM
- ONE RECEPTION ROOM

2
 1
 1



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



Introduction

Grasp this once in a lifetime chance to own a fully refurbished Victorian style apartment in the heart of Lytham St Anne's. Only a 5-minute walk from an award-winning beach.

This is a part of two self-contained modern apartments in the heart of town - Major interior refurbishment just completed - new kitchens with integrated appliances - new bathrooms new heating & hot water systems - Zero maintenance fees & separate services.

3A Park Road

Apartment 3A boasts a large living/dining area with a range of furniture. Each of our apartments has a large L-shaped pull-out sofa bed (see images) with included bedding underneath. The lounge also has an extendable dining table with chairs, an eight-cube storage unit, and a large chest of drawers. The beautiful bay window provides views of St Annes Square and the fitted wooden Venetian shutter blinds.

Why Lytham St. Annes?

- * Award Winning Beaches
- * Close To Blackpool Pleasure Beach
- * Lytham Festival
- * Year Round Events
- * Vibrant Night Life
- * Beach Huts
- * Well Connected - 10 Minutes' Drive From Blackpool
- * Multimillion Pound Investment Approved For Town Centre

Massive 10k Reduction, why?

- What makes this an attractive home by the sea ? Ever wanted to just move in ?
- This development was designed for just that...
- Fully furnished with sofas, dining room tables and everything from kitchen packs to bedding.

- These Apartments are the built the old-fashioned way with solid walls and new regulations, the building boasts new laminated glass and fire doors.
- Led lighting throughout and sensor lights in all hall areas.
- And the reason why we have reduced this property 10k is ? we ran this as a very successful Air BNB for 18 months with amazing reviews on all platforms which created over 40k in revenue across 2 summers, and now we would like to sell them to someone to enjoy as a holiday flat or small home...

Additional Information

Council Tax Band A - (£1,457.70 per annum for permanent living - no charges if holiday lets)
Leasehold 999 Years

* Not looking for a permanent home? Please ask for information on how this property could earn you up to £5,000 to £10,000 per annum in high season.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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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