



**ST. GEORGES SQUARE, LYTHAM ST. ANNES  
FY8 2NY**

**ASKING PRICE £650,000**

- FANTASTIC INVESTMENT OPPORTUNITY FOR A BUY TO LET INVESTOR  
LOOKING TO EXTEND THEIR PROPERTY PORTFOLIO - BLOCK OF 6 FLATS  
IN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- CURRENTLY FULLY TENANTED AND GENERATING AN ANNUAL RENTAL  
INCOME OF £37,260

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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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**Entrance**  
Solid timber traditional communal main entrance door leads into;

**Communal Porch**  
Original mosaic tiled floor and part tiled walls, cupboard housing the meters and alarm panel.

Solid timber door with opaque glass inserts which leads into communal hallway with turned staircase to upper floors.

**FLAT ONE**  
Located on the ground floor - Entrance gained via solid timber door leading into;

**Hallway**  
Fuse box, radiator, Carpets, skirting.

Doors leading to the following rooms;

**Lounge**  
20'10 widest point x 14'3  
Large sash style walk in bay window with fitted blinds to front allowing plentiful light, radiator, television and telephone points, recessed spotlights, skirting boards, coving, carpets, door leading to;

**Bathroom**  
7'6 at widest point x 8'3  
Double glazed windows to the rear, three piece white suite comprising: WC, pedestal wash hand basin and bath with overhead mains powered shower, radiator, recessed spotlights, cupboard housing the boiler which also provides storage space, tiled to splash backs, lino flooring, part panelled walls.

**Bedroom**  
18'7 at widest point x 13'3  
Large sash style walk in bay window with fitted blinds to front allowing plentiful light, radiator, original inbuilt wardrobes, coving, smoke detector, carpets, blinds.

**Kitchen**  
10'7 x 7'8  
'Gionien ' induction hob, integrated electric oven, good range of wall and base units, laminate work surfaces, stainless steel sink and drainer with mixer tap, under stair storage area, part panelled walls, lino flooring.

**First Floor Landing**  
Water meters and doors leading to flats 3 and 4.

**FLAT FOUR**  
Located on the first floor at the rear of the building - Entrance gained via solid timber door leading into;

**Hallway**  
Entry phone, radiator, fuse box, carpets, doors to the following rooms;

**Lounge**  
15'8 at widest point x 14'11  
UPVC double glazed windows to the side and rear, radiator, recessed spotlights, radiator, TV point, skirting, telephone points, wall mounted spotlights, carpets, blinds

**Bedroom One**  
13'10 x 10'11 widest point  
UPVC double glazed windows to side and rear, radiator, recessed spotlights, original inbuilt wardrobes, UPVC double glazed opaque door leading to fire escape, carpets, skirting boards, blinds.

**Bathroom**  
6'9 x 4'8  
Three piece white suite comprising: pedestal wash hand basin, WC, bath with overhead mains powered shower, wood effect laminate flooring, extractor fan, part tiled walls, skirting boards.

**Bedroom Two ( Box room )**  
7'2 x 5'6  
UPVC double glazed windows to the side, radiator, blinds, carpets, skirting boards.

**Kitchen**  
12'10 x 8'3  
UPVC double glazed windows to the rear, good range of wall and base units, integrated ' Beko ' electric oven and induction hob, laminate work surfaces, stainless steel sink and drainer with mixer tap, boiler, part tiled walls, wood effect laminate flooring, ceiling mounted spotlights, radiator, skirting boards, blinds.

**FLAT THREE**  
Located on the first floor at the front of the building - Entrance gained via solid timber door leading into;



**Hallway**  
Located on the first floor at the front of the building - Radiator, cupboard for storage, carpets, skirting boards, coving, doors leading to the following rooms;

**Lounge**  
17'8 x 15'11 at widest point  
Large sash style walk in bay window with fitted blinds to front allowing plentiful light, wall mounted electric fire, wood effect surround and back drop, radiator, television and telephone points, skirting boards, coving, carpets, blinds.

**Kitchen**  
10'10 x 7'6  
Large sash style windows to front, integrated ' Beko ' electric cooker and induction hob, good range of wall, base units and drawers, radiator, laminate flooring,

**Bathroom**  
11'7 x 7'8 at widest point  
UPVC double glazed opaque windows to side, three piece white suite: WC, vanity wash hand basin and bath with overhead mains powered shower, cupboard housing boiler which also provides a small amount of storage space, separate cupboard providing further storage space, part tiled walls, laminate flooring.

**Bedroom**  
18'11 x 13'2  
Large sash style walk in bay window with fitted blinds to front allowing plentiful light, radiator, original inbuilt wardrobes, blinds, skirting boards, coving, carpets.

**FLAT FIVE**  
Located on the second floor at the rear of the building - Entrance gained via a solid timber door.

**Hallway**  
Entry phone, fuse box, carpets, skirting, doors leading to the following rooms;

**Lounge**  
15'9 at widest point x 14'10  
UPVC double glazed windows to side and rear, telephone and television points, electric coal effect fire with wooden surround and back drop, radiator, carpets, blinds, skirting boards.

**Bedroom One**  
14'7 x 11'11 at widest point  
UPVC double glazed windows to side and rear, radiator, original inbuilt wardrobes, laminate flooring, skirting boards, blinds, UPVC door with opaque window providing access to the fire escape.

**Storage room**  
4'11 x 4'7  
Radiator, laminate flooring, plentiful storage space

**Bathroom**  
5'7 x 4'6  
UPVC double glazed window to the side, three piece white suite: WC, vanity wash hand basin, bath with over head mains powered shower, flat panel vertical radiator, laminate flooring, part tiled walls, skirting boards, blinds

**Kitchen**  
13'3 x 9'1 at widest point  
UPVC double glazed windows to side and rear, integrated ' Belling ' electric cooker and induction hob with extractor fan, good range of wall and base units, stainless steel one and half sink and drainer with mixer tap, wood effect work surfaces, tiled to splash backs, laminate flooring, radiator, blinds, spotlights.

**Bedroom Two**  
14'10 x 11'8 at widest point  
Entrance gained via solid timber door and stairs - UPVC double glazing to side, radiator, inbuilt wardrobe, laminate flooring, skirting boards. inbuilt wardrobe,

**Second Floor Landing**

**FLAT SIX**  
Located at the front of the building - Entrance gained via solid timber door

**Hallway**  
Entry phone, radiators, inbuilt cupboards, laminate flooring.

Doors leading to the following rooms;

**Kitchen**  
11'2 x 6'10  
Large sash style windows to front, integrated electric hob and oven, good range of cupboards and base units, laminate work surfaces, stainless steel sink and drainer, breakfast bar with laminate work surfaces, part tiled walls, laminate flooring.



**Lounge**  
15'11 at widest point x 12'9  
Single sash style windows to the front, electric coal effect fire with marble back drop and hearth, radiator, electric coal effect fire with marble back drop and hearth, TV and telephone point, carpets, curtains, skirting boards.

**Bedroom**  
14'9 x 14'10 at widest point  
UPVC double glazed windows to side, radiator, carpets, skirting boards, coving, inbuilt wardrobes.

**Bathroom**  
8'11 x 7'6 at widest point  
UPVC double glazed windows to the rear, three piece white suite comprising: pedestal wash hand basin, WC, bath with overhead mains powered shower, radiator, part tiled walls, lino flooring, inbuilt cupboard providing storage space.

**FLAT TWO**  
Located at the rear of the property with it's own private entrance

**Lounge**  
16'01 x 14'11  
UPVC double glazed windows side and rear, wood burner stove, tiled back drop tiled hearth, television and telephone points, radiators, carpets, skirting boards, coving.

**Bedroom One**  
14'4 x 11'9 at widest point  
UPVC double glazed windows to the side and rear, radiator, carpets, skirting boards.

**Hallway**  
Carpets, skirting

Doors leading to the following rooms;

**Bathroom**  
7'9 x 6'5 at widest point  
UPVC double glazed opaque windows to side, walk in shower with mains powered overhead shower and grab rail, two white piece suite comprising: pedestal wash hand basin and WC with grab rail, radiator, lino flooring, tiled walls, extractor fan.

**Kitchen**  
13'9 x 9'1 at widest point  
UPVC double glazed windows to the side, integrated ' Hygena ' electric oven, good range of cupboards and base units, laminate work surfaces, stainless steel sink and drainer, boiler, lino flooring, part tiled walls, door providing access to courtyard, door which leads in to;

**Bedroom Two**  
12'2 x 8'7  
UPVC double glazed windows to side, radiator, carpets, inbuilt wardrobes

**Outside**  
Parking space at the rear for 4 or 5 cars, 3 small outbuildings, fire escape.

There is also a large outbuilding to the rear which has power and plumbing, walk in shower, a stainless steel sink and drainer, cupboards providing plentiful storage - this has the potential to be extended and converted to create another dwelling to increase the annual rental income.

At the front there is a small garden area and a door leading down the the basement area which has plentiful space and could be converted into another dwelling to increase the annual rental income further. In the cellar there is power and light.

**Other details**  
EPC ratings: Flat 1 - E, Flat 2 - E, Flat 3 - E, Flat 4 - D, Flat 5 - E. Flat 6 - E  
Council tax band for each flat - A ( £1,389.00 per annum )  
Tenure - Freehold



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