



**HARRISON VIEW, LYTHAM ST. ANNES  
FY8 1FH**

**NO OFFERS £140,000**

- IDEAL FOR FIRST TIME BUYER OR BUY TO LET INVESTOR - IMMACULATELY PRESENTED FIRST FLOOR APARTMENT IN SOUGHT AFTER DEVELOPMENT
- 2 DOUBLE BEDROOMS WITH FITTED FURNITURE - MASTER EN SUITE AND BATHROOM - LOUNGE - KITCHEN
- CONVENIENTLY LOCATED FOR TRANSPORT LINKS, ST ANNES TOWN CENTRE, FAIRHAVEN LAKE AND THE SEAFRONT
- ALLOCATED PARKING SPACE - UNFURNISHED - ENERGY RATING - C

 2
  2
  1
  1
  0
 



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





#### Communal Entrance

Entrance with intercom to all flats. Door to;

#### Communal Hallway

Letterboxes, stairs to all floors, Apartment 3 is located on the first floor, door to;

#### Hallway

Laminate flooring throughout, electric radiator, storage cupboard housing hot water cylinder, storage cupboard ideal for storage space, four coat hooks, doors lead into;

#### Lounge

17'4 x 10'7

Spacious lounge, double glazed UPVC window to front elevation with vertical blind, electric fire, electric radiator, television point, telephone point, cotemporary spot lighting, wood effect laminate flooring.

#### Dining Kitchen

9'8 x 9'9'

UPVC double glazed window to front elevation with horizontal blinds, range of wall and base units, laminate work surfaces, tiled to splash backs, tiled floor, stainless steel 1½ bowl sink and drainer with mixer tap, integrated electric oven with four ring electric hob, illuminated overhead extractor fan, space for fridge freezer, cotemporary spotlights.

#### Bedroom One

10'3 x 10'4

UPVC double glazed window to rear elevation. Range of fitted bedroom furniture, television point, telephone point, electric radiator, door leading into;

#### En Suite

Three piece white suite comprising; WC, vanity wash hand basin with cabinet and light, shower cubicle, ceramic tiled floor



#### Bedroom Two

9'5 x 9'9

UPVC double glazed window to front elevation, electric radiator, fitted wardrobes.

#### Bathroom

6'4 x 5'10

Three piece white suite comprising; WC, vanity wash hand basin with cabinet, bath, light and mirror, ceramic tiled floor

#### Other details

Allocated parking space

Tax Band - C ( £1,852.00 )

Tenure - Leasehold - Management charges: Approx £1,200 per annum - ground rent: £350 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	85
(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	

Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

