



ST. DAVIDS GROVE, LYTHAM ST. ANNES
FY8 2QR

£69,950

- BRIGHT AND WELL PRESENTED GROUND FLOOR ONE BEDROOM APARTMENT IN IDEAL LOCATION
- CLOSE TO LOCAL SHOPS, ST ANNES CENTRE AND PROMENADE
- NEWLY CARPETED AND DECORATED THROUGHOUT - LOUNGE - KITCHEN - BATHROOM DOUBLE BEDROOM
- ALLOCATED PARKING SPACE - COMMUNAL GARDENS - ENERGY RATING - D



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
Front door leads into communal area.



Buildings insurance - £77.31 per annum
Years left on the lease - 852



Entrance to Apartment 39
Front door leads into;

Lounge
13'5 x 8'11
UPVC double glazed window to front, electric heater, television point, newly carpeted.

Bedroom
10'10 x 8'2
UPVC double glazed window to front, electric heater, newly carpeted.

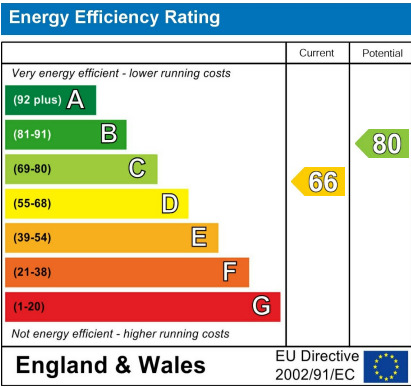
Kitchen
10'1 x 7'7
UPVC double glazed window to side, range of wall and base units with laminate work surfaces, space for cooker, plumbed for washing machine, stainless steel sink and drainer, space for fridge/freezer, new laminate flooring.

Bathroom
7'8 x 4'11
Three piece white suite comprising of bath with overhead shower, WC, pedestal wash hand basin, tiled to splash backs, new laminate flooring.

Cupboard
Housing hot water cylinder.

Outside
Communal gardens, allocated parking space and visitor parking

Other details
Council Tax Band - A (£1,389.00 per annum)
Tenure - Leasehold
Ground rent - £40.00 per annum
Service charge - £890.88 per annum





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