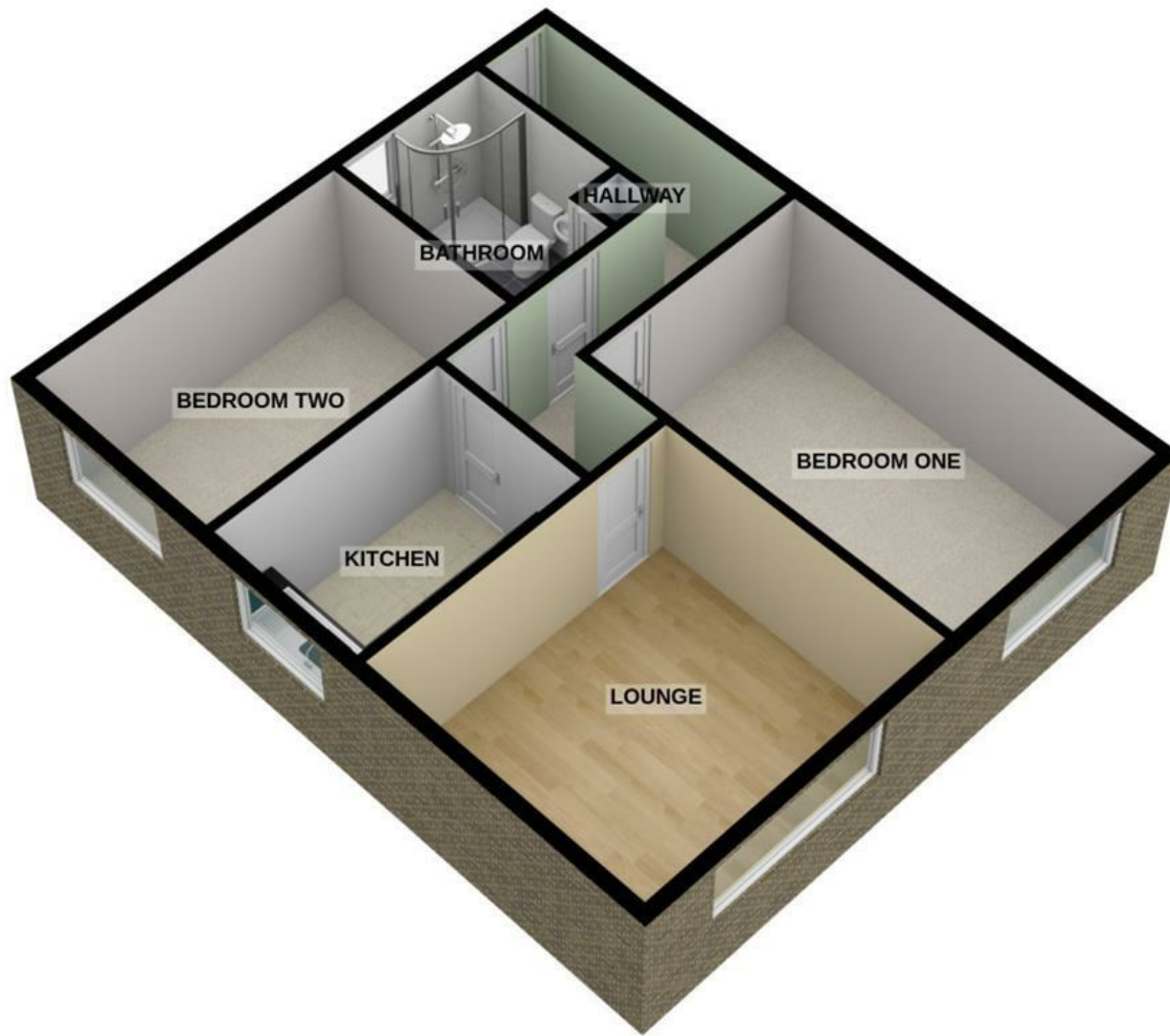


64.8 sq.m. (698 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

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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- BRIGHT AND SPACIOUS 2 BED SECOND FLOOR APARTMENT
- CLOSE TO ST ANNES TOWN CENTRE, THE SEA FRONT AND TRANSPORT LINKS
- LARGE LOUNGE - 2 DOUBLE BEDROOMS - CONTEMPORARY KITCHEN - BATHROOM - GARAGE - COMMUNAL GARDENS
- EPC RATING: TBC



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Entrance

UPVC double glazed door with window to side leading into;

Communal hallway

UPVC double glazed doors with glass inserts leading in to the communal gardens and the other to the car park.

Stairs leading to the upper floors.

Second floor landing

Cupboard housing the electric meter and fuse box.

Door leading into;

Entrance to 25

Entrance gained via UPVC door with double glazed opaque windows.

Hallway

Entry phone, thermostat for the ceiling heating, economy 7 storage heater, telephone point, carpet.

Doors to the following rooms;

Bedroom One

16'4 x 9'9

UPVC double glazed windows to the rear, wall mounted electric heater, thermostat for the ceiling heating, brand new carpets, skirting boards.

Lounge

13'8 x 12'5

UPVC double glazed windows to the front two of which opaque windows, thermostat for the ceiling heating, economy 7 heater, television point, brand new carpets, skirting boards, coving.

Kitchen

10'3 x 6'10

UPVC double glazed windows to the side, ' Beko ' induction hob with overhead extractor fan, integrated ' Beko ' electric oven, range of base units with oak work surfaces, stainless sink and drainer with mixer tap, wood effect vinyl flooring, spaces for a washing machine and a fridge freezer, tiled to splash backs, skirting boards.

Bedroom Two

13'8 x 8'10

UPVC double glazed windows to the side, thermostat for the ceiling heating, brand new carpets, skirting boards.

Bathroom

9'6 x 6'3 at the widest point

UPVC double glazed opaque windows, two piece white suite comprising of a WC and pedestal wash hand basin, overhead mains powered shower in large cubicle, one cupboard which houses the immersion heater and another providing storage, fully tiled walls, lino flooring.

Outside

There are large communal gardens mostly laid to lawn and also a car park area.

There is also a garage that comes with the apartment which can be located in a block to one side of the car park.

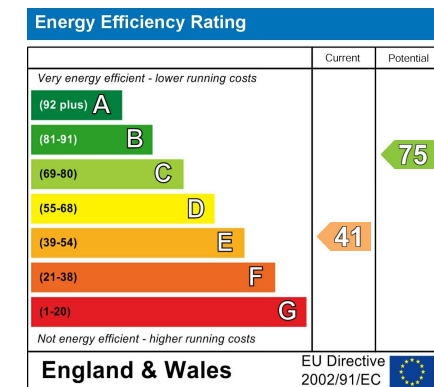
Other details

Council Tax Band - A (£1,389.00 per annum)

Tenure - Leasehold

Number of years left on the lease - 850

Service charge - £70.00 per month



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