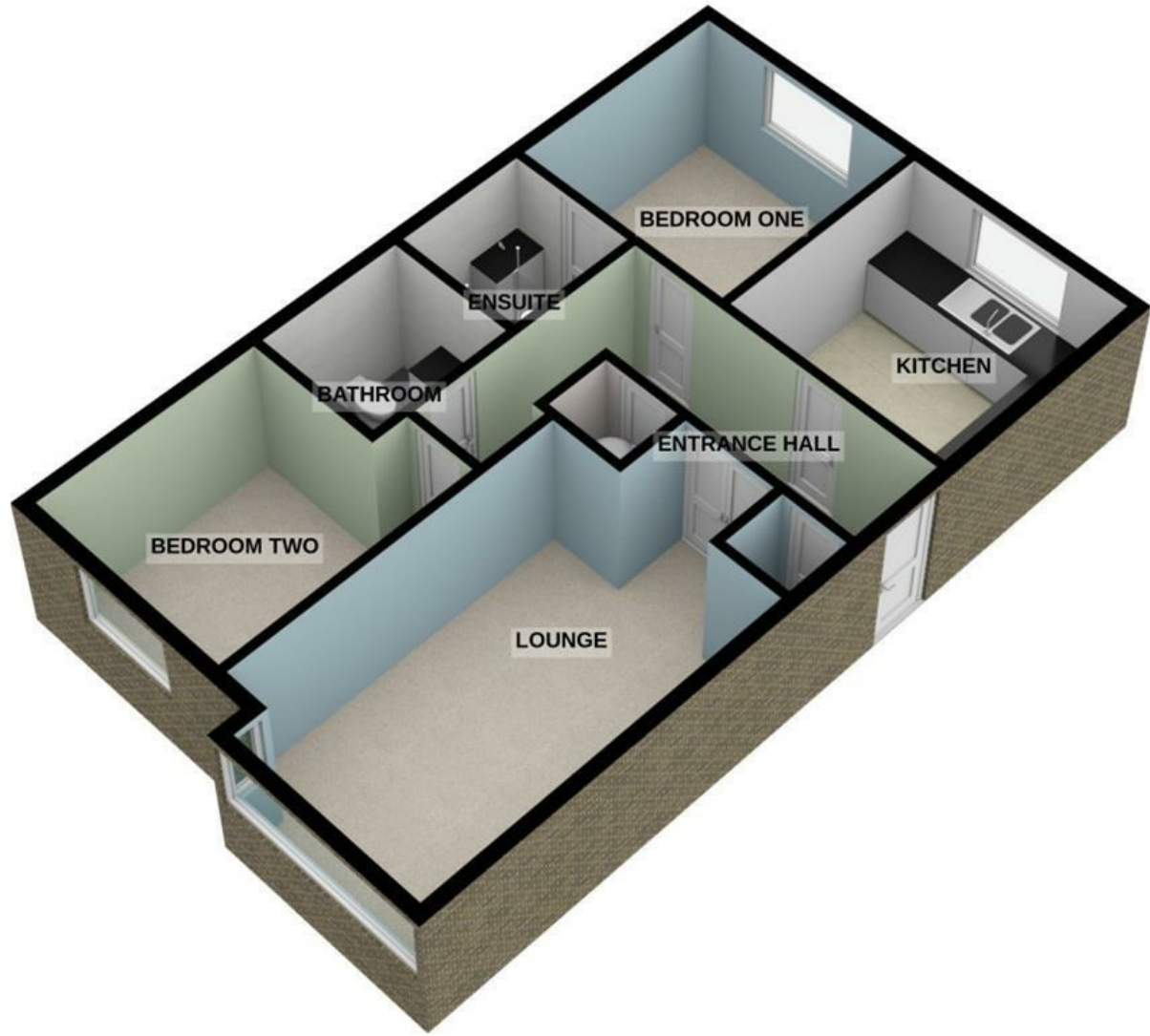


62.6 sq.m. (674 sq.ft.) approx.



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 © 2022

**BAILEY AVENUE, LYTHAM ST. ANNES
FY8 1FG**

ASKING PRICE £150,000

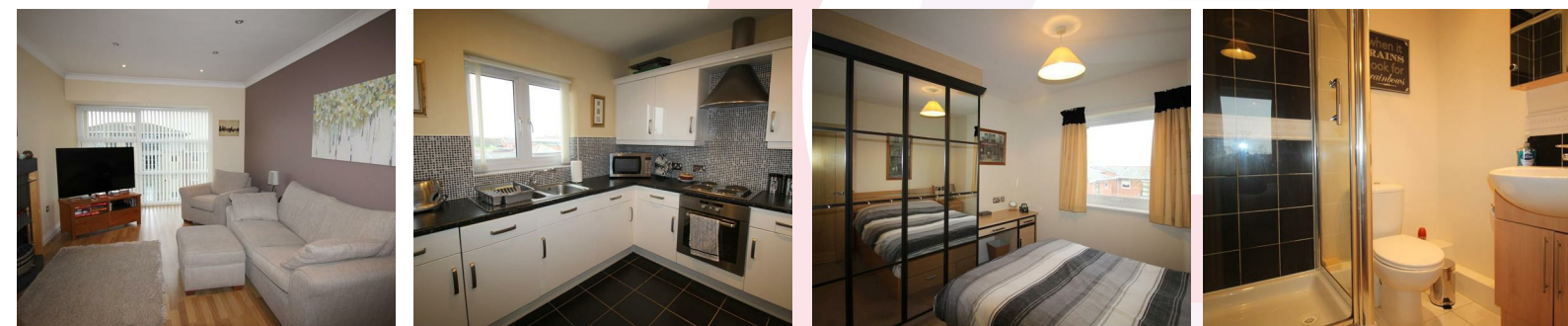
- OFFERED WITH NO CHAIN INVOLVED AND FULLY FURNISHED - BEAUTIFULLY PRESENTED 2 BED THIRD FLOOR FLAT WITH SEA VIEWS SITUATED ON A QUIET DEVELOPMENT WITHIN WALKING DISTANCE OF FAIRHAVEN LAKE
- CONVENIENTLY LOCATED CLOSE TO THE SEA FRONT, ST ANNES TOWN CENTRE, SHOPS AND TRANSPORT LINKS
- SPACIOUS LOUNGE - 2 DOUBLE BEDROOMS - DINING KITCHEN - BATHROOM - EN-SUITE BATHROOM
- ALLOCATED PARKING - COMMUNAL GARDENS - EPC 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





Communal Entrance

Accessed via a security entry phone system. Stairs leading to all floors, door at the rear of the hallway providing access to the car park and bin storage area.

Please note that this apartment is located on the top floor and there is no lift in the building.

Entrance Hall

Feature wood flooring, two built-in storage cupboards (one housing the hot water cylinder) doors lead off to the following rooms;

Lounge

17'01 x 10'08

A lovely sized lounge with full height UPVC double glazed windows to the front, feature wood effect flooring, feature fireplace housing an electric fire, telephone and television points, skirting boards, blinds.

Dining Kitchen

10'4 x 9'10

UPVC double glazed windows to the rear boasting a seaview, a range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap. Integrated appliances including a fridge/freezer, electric oven & four-ring hob with overhead extractor fan, dishwasher and newly fitted washing machine. There are also part tiled walls, tiled flooring and blinds.

Bedroom One

10'4 x 9'8

UPVC double glazed windows to the rear boasting sea views, mirror fronted fitted wardrobes with desk and drawer, television point, carpets, blinds, skirting boards.

Door leading into;



En-Suite

5'10 x 4'10

A three piece modern suite including a walk-in shower enclosure with mains plumbed shower, WC and vanity wash hand basin, part tiled walls, heated towel heater and tiled flooring.

Bathroom

6'5 x 5'11

Three piece modern suite including a bath with mains plumbed shower above, WC and vanity wash hand basin, part tiled walls, chrome wall mounted towel heater, tiled flooring, mirror fronted wall mounted medicine cabinet, electric shaver charging point.

Bedroom Two

11'11 x 9'4

UPVC double glazed windows to the front, carpets, skirting boards, blinds.

Outside

Private allocated parking space and plenty of visitors spaces across the development.

Other details

Council Tax Band - C (£1,852.00 per annum)

Tenure - Leasehold

Service charge - £1,300 per annum / £325.00 per quarter

Ground rent - TBC

Length left on the lease - TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		63	
(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

