



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

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## THE CRESCENT, LYTHAM ST. ANNES FY8 1SN

ASKING PRICE £119,950

- MAISONETTE APARTMENT- SITUATED IN THE HEART OF ST ANNES SQUARE • CENTRAL LOCATION CLOSE TO LOCAL TRANSPORT LINKS AND SHOPS
- SPACIOUS LOUNGE - KITCHEN WITH JULIET BALCONY - BATHROOM - TWO • NO PARKING - ENERGY RATING - C
- BEDROOMS ONE WITH EN-SUITE



2



2



1







**Entrance**  
Timber main entrance door leads into;

**Stairs to second floor**  
Leads up to the entrance door to flat;

**Hallway**  
Cupboard housing consumer unit, grey wall mounted radiator with mirror, stairs lead to the upper floor, doors lead to the following rooms:

**Lounge**  
16'10 x 14'1  
Two large wooden sash windows to the front, two double radiators, intercom, television point, telephone point, wall mounted lighting, wooden glazed double doors lead to:

**Kitchen**  
13'5 x 10'10  
UPVC double glazed French doors leading out to a Juliet balcony, wood laminate flooring, double radiator, over unit lighting, high gloss wall and base units with laminate working surfaces, integrated appliances include: composite one and a half bowl sink with drainer, electric oven/grill, four ring electric hob, contemporary glass illuminated over head extractor fan, tiled to splash backs, fridge freezer, washing machine, telephone point, stairs lead to:

**Bathroom**  
7'02 x 6'11  
UPVC opaque window to the rear, three piece white suite comprising of: pedestal wash hand basin, WC, bath with mains plumbed shower, tiled to splash backs, white wall mounted heated towel rail, extractor fan.

**Stairs to upper floor**  
Velux window, contemporary balustrade, doors lead to the following rooms:



**Bedroom One**  
10'10 x 10'2  
Velux window, double radiator, fitted wardrobes, wall mounted lighting, door leads to:

**En-Suite**  
6'06 x 4'01  
Vinyl flooring, three piece suite comprising of pedestal wash hand basin, WC, shower cubicle with electric shower, white wall mounted heated towel rail, tiled to splash backs, extractor fan.

**Bedroom Two**  
14'7 x 13'6 (to the wardrobe)  
Wooden sash window to the front, fitted wardrobes, double radiator, wall mounted lighting.

**Other details**  
Tenure - Leasehold - Residue of 999 years  
Council tax band - A (£1,457.70 per annum)  
No parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	



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