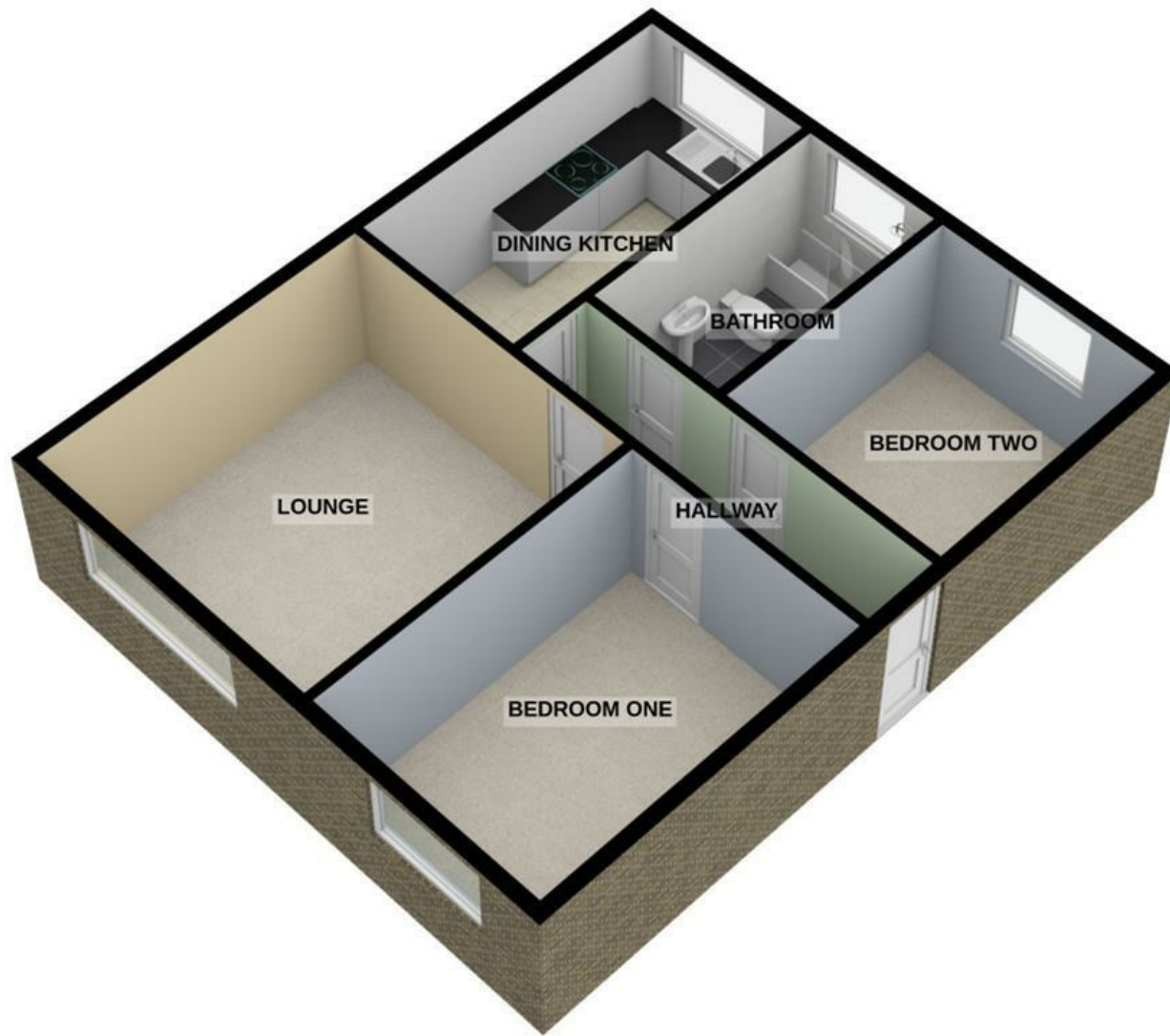


GROUND FLOOR  
62.9 sq.m. (677 sq.ft.) approx.



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.  
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**64 ST. DAVIDS ROAD SOUTH, LYTHAM ST. ANNES** ASKING PRICE £120,000  
**FY8 1TQ**

- WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT OFFERED WITH NO CHAIN
- TWO DOUBLE BEDROOMS - SPACIOUS LOUNGE - RECENTLY FITTED DINING KITCHEN - MODERN BATHROOM - COMMUNAL GARDENS
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, SEA FRONT, TRANSPORT LINKS AND ALL AMENITIES
- EPC RATING: TBC



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

Intercom entry system, communal front door leads into communal hallway, communal rear door leads into the rear communal gardens and car park, stairs lead to all floors;

### Entrance to Flat 8

Located on the ground floor, solid timber door leading into;

### Hallway

Radiator, intercom system, coving.

Doors leading to the following rooms;

### Bedroom One

14'5 x 10'1  
UPVC double glazed windows to the front, radiator, newly laid carpets, skirting boards, television point.

### Lounge

14'4 x 13'2  
UPVC double glazed windows to the front, radiator, television point, newly laid carpets, skirting boards, coving.

### Dining Kitchen

14'5 x 7'3  
UPVC double glazed windows to the rear, newly fitted ' Beko ' electric hob and oven with extractor fan, ' Bush ' washing machine, ' Indesit ' dryer, space for fridge freezer, space for dining set, wooden work surfaces, stainless steel sink and drainer with mixer tap, good range of contemporary wall and base units, combi boiler, extractor fan, shelving, tiled flooring, part tiled walls.

### Bathroom

11'8 x 5'10  
UPVC opaque double glazed windows to the rear, three piece white suite comprising: pedestal wash

hand basin, WC and bath with overhead mains powered shower, radiator, large cupboard providing plentiful storage, extractor fan, wall mounted heater, wall mounted mirror, fully tiled walls, vinyl flooring.

### Bedroom Two

11'1 x 9'8  
UPVC double glazed windows to the rear, radiator, newly laid carpets, skirting boards.

### Outside

There are communal gardens to the front and rear of the property and private parking.

### Garage

To the rear of the property there is a single brick built garage with up and over door.

The seller would be happy to sell this separately for £7,000.

### Other Details

Tenure: Leasehold with approx 939 years left on the lease  
Council Tax Band - B ( £1,684.00 per annum)  
Management charge ( £140.00 per month ) which includes the ground rent, cleaning of communal windows, maintenance of communal gardens and building insurance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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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