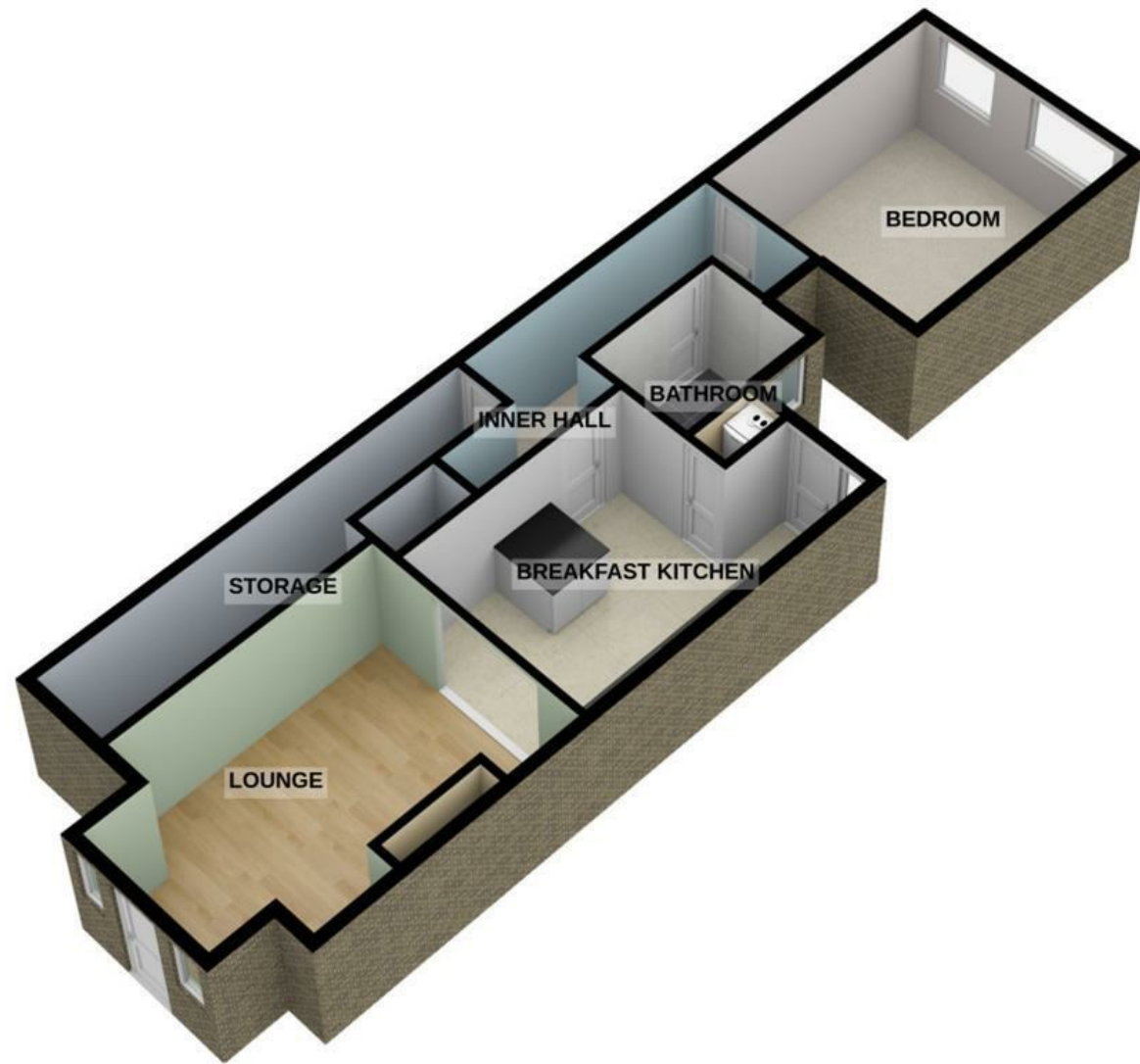


66.6 sq.m. (717 sq.ft.) approx.



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

ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 1TA

OFFERS IN EXCESS OF £105,000

- NEW TO THE MARKET IS THIS GORGEOUS, WELL PRESENTED LOWER GROUND FLOOR APARTMENT LOCATED IN THE HEART OF ST ANNES TOWN CENTRE
IDEAL FOR A VARIETY OF BUYERS AND OFFERED WITH NO FORWARD CHAIN
OPEN PLAN LIVING AND DINING SPACE, ONE BEDROOM, ONE BATHROOM
FRONT GARDEN, ALLOCATED PARKING AT THE REAR - 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





Private Entrance

Accessed via a UPVC front door with full height windows to the sides, elevated vestibule area with steps down into the lounge.

Lounge

13'4 x 12'0

A lovely lounge area with wood effect laminate flooring, a feature fireplace with electric fire the lounge opens into the kitchen.

Breakfast Kitchen

11'7 x 10'6

A range of modern base and wall units incorporating a matching breakfast bar, stainless steel sink and drainer with mixer tap. Integrated appliances include: a Beko electric oven, four-ring halogen hob, washer and dishwasher. There is also plenty of space for a fridge/freezer. Additionally, there are part tiled walls and splash backs, wood effect laminate flooring, UPVC opaque double glazed door with opaque side glass insert leading to the outside, a separate cupboard housing the Combi boiler and a separate door leads to the inner hallway.

Inner Hallway

Door leads to a large walk-in storage room, further doors lead off to the bedroom and bathroom.

Bedroom

13'6 x 11'7

A double bedroom with two UPVC double glazed windows to the rear and plenty of space for a range of bedroom furniture.

Bathroom

7'5 x 6'4

UPVC opaque double glazed window, modern three piece suite including a bath with mains plumbed shower, glass shower screen, WC, wash hand basin incorporated into a vanity cupboard with storage



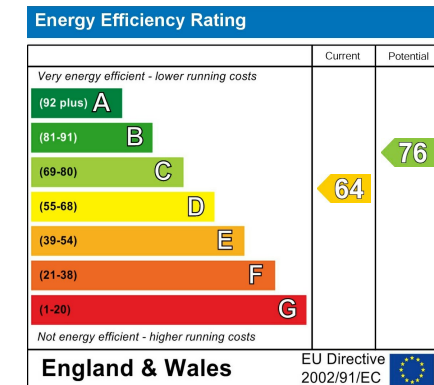
below. Additionally, there are fully tiled walls and tiled flooring.

External

There is a small patio area by the front entrance to the property and a lawned front garden. To the rear, there is a parking space for this flat.

Other Details

Leasehold - Residue of 999 years
 Maintenance charges - £54.50 (per annum) Fire System - £191.41 (per annum) Buildings Insurance
 Ground rent - £30.00 (per annum)
 Council Tax Band - A
 EPC Rating - D
 Allocated parking at the rear



Need an Independent Mortgage Quote?
The Mortgage Factory
 Independent Mortgage Specialists
 TEL: 01253 712 998
www.mortgagefactoryltd.com

