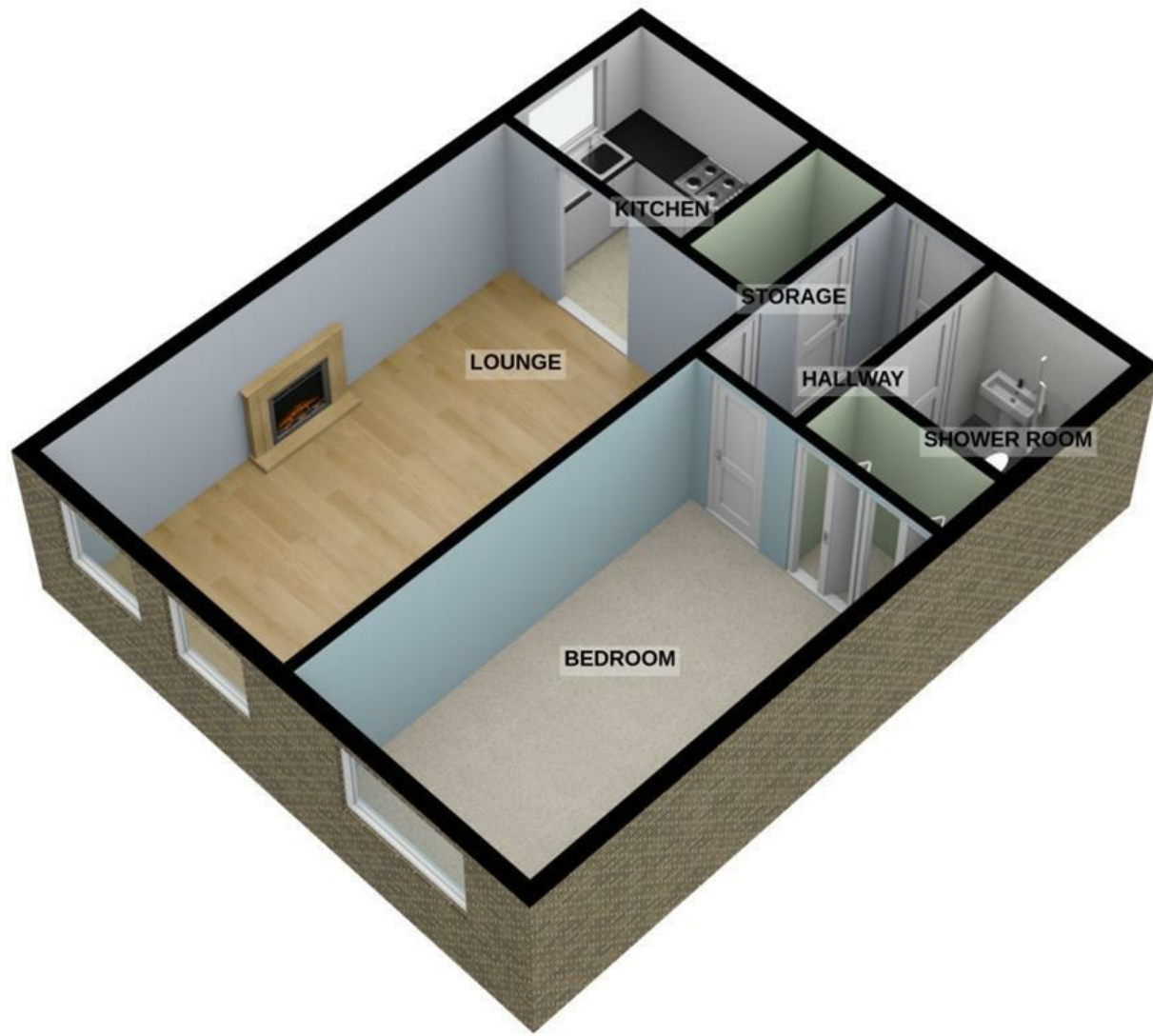


45.9 sq.m. (494 sq.ft.) approx.



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

### KINGS ROAD, LYTHAM ST. ANNES FY8 1NZ

£65,000

- NO CHAIN INVOLVED - WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT WITH A LOVELY PURPOSE BUILT BLOCK
- ONE DOUBLE BEDROOM - KITCHEN - BATHROOM - SPACIOUS LOUNGE
- CONVENIENTLY LOCATED FOR THE SEA FRONT, LOCAL LIBRARY AND SHOPS, ST ANNES TOWN CENTRE AND TRANSPORT LINKS
- COMMUNAL LAUNDRY ROOM - COMMUNAL LOUNGE - COMMUNAL GARDENS - HOUSE MANAGER



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

Intercom system, door into;

#### Communal Hallway/Lounge

Large and beautifully presented communal lounge area with door to communal kitchen area, lift and stairs to all floors;

#### Flat 62

Situated on the second floor, timber main entrance door leads into;

#### Hallway

Carpeted Hallway with entry phone and emergency pull cord.

Cupboard housing fuse box, electric meter and 'Ariston' water heater which also provides plentiful storage space.

#### Shower Room

6'9 x 5'6

Two piece white suite comprising vanity wash hand basin and WC, mains powered shower in large single glazed cubicle, fully tiled walls, extractor fan, chrome wall mounted towel heater, wall mounted heater, electric shaver point, wall mounted mirror with light attachment, skirting boards, coving.

#### Bedroom

14'1 x 8'8

UPVC double glazed window with views over the car park, wall mounted storage heater, large inbuilt wardrobe with bi-folding mirror fronted door, television point, wall mounted wooden shelving unit, two wall mounted lights, emergency pull cord.

#### Lounge

17'4 x 10'6

Two sets of UPVC double glazed windows to the rear providing views over the car park, wood mantel place



with marble backdrop and hearth housing freestanding log effect electric fire, wall mounted storage heater, television and telephone points, two wall mounted lights, skirting boards, coving, warden pull cord.

Archway through to;

#### Kitchen

7'4 x 5'5

Electric 'Indesit' hob with overhead extractor fan, integrated 'Indesit' electric oven, good range of wooden wall and base units, wooden work surfaces with incorporated stainless steel sink and drainer with mixer tap, freestanding fridge freezer, fully tiled walls, wood effect vinyl flooring, coving, emergency pull cord.

#### Other details

Council Tax Band - C ( £1,924.00 per annum )

Tenure: Leasehold

Length of lease: 125 years from May 1989

Service charge: £2,653.56 (per annum)

Ground rent: £474.46 (per annum)

#### Outside

Well established, peaceful communal gardens, communal car park ( there is a waiting list for an allocated parking space).



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 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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