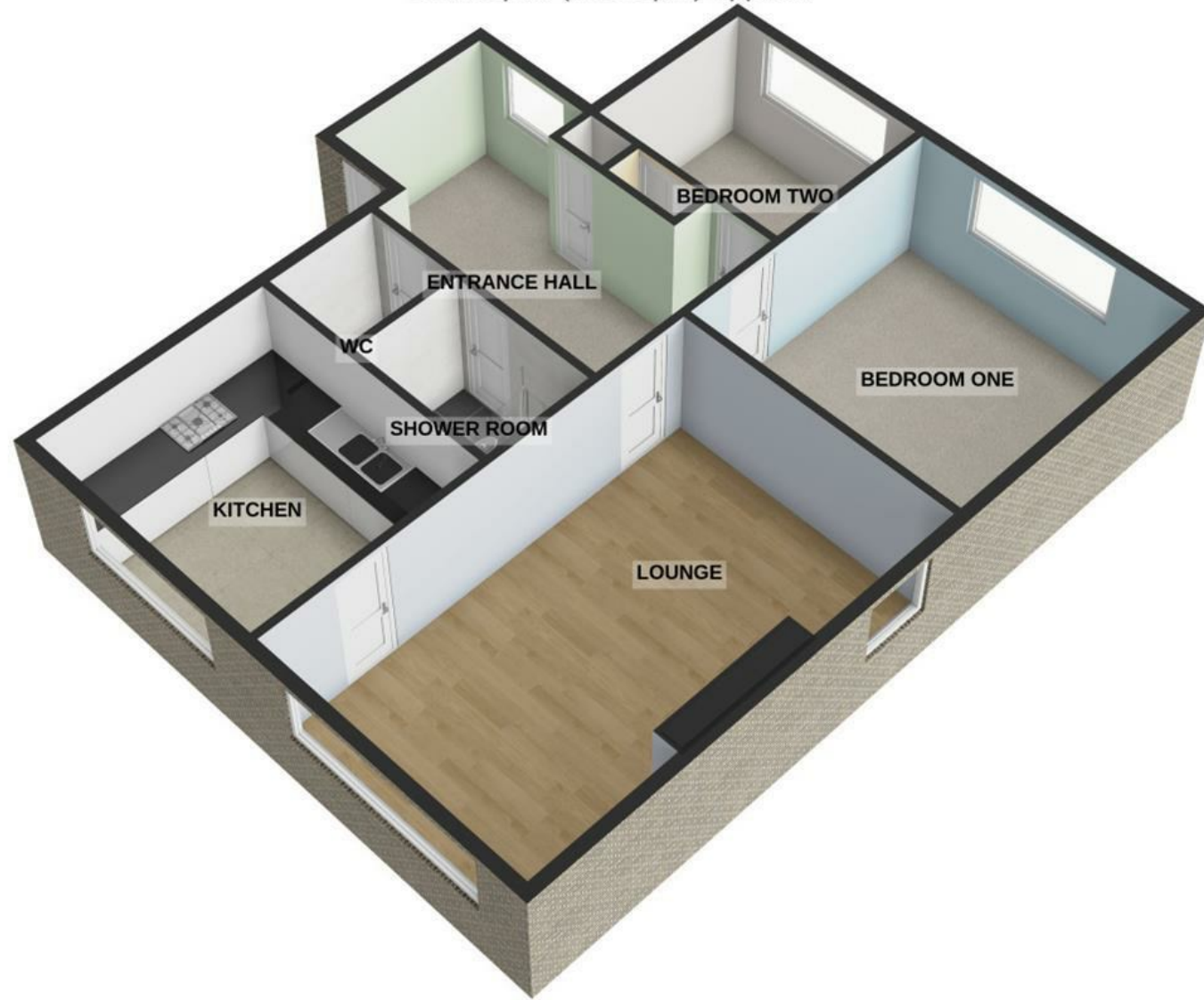


90.1 sq.m. (970 sq.ft.) approx.



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 3HF

ASKING PRICE £159,950

- IMMACULATELY PRESENTED SECOND FLOOR TWO BEDROOM APARTMENT SITUATED IN A QUIET RESIDENTIAL LOCATION
- TWO DOUBLE BEDROOMS - SPACIOUS LOUNGE WITH DINING SPACE - CONTEMPORARY SHOWER ROOM AND SEPARATE WC - MODERN DINING KITCHEN
- CONVENIENTLY LOCATED FOR TRANSPORT LINKS, MOTORWAY ACCESS AND A SHORT DRIVE AWAY FROM ST ANNES TOWN CENTRE
- COMMUNAL GARDENS - GARAGE - 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.



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#### Entrance Hall

UPVC double glazed window to rear, radiator, coving, built-in storage cupboard, door leading to:

#### Lounge

21'0 x 13'11

UPVC double glazed window to side, UPVC double glazed window to front, radiator, wall mounted living flame effect electric fire, television point, coving, door to:

#### Kitchen

11'11 x 9'10

UPVC double glazed window to front, radiator, fitted range of wall and base units with worktop space over, one and half bowl stainless steel sink wand drainer and mixer tap, under-unit lights, integrated appliances comprising: fridge, freezer, oven, four ring gas hob with overhead extractor hood, microwave and washing machine, space for tumble dryer.

#### Bedroom One

13'11 x 13'10

UPVC double glazed window to rear, radiator, fitted bedroom suite with a range of wardrobes, coving.

#### Bedroom Two

9'10 x 8'10

UPVC double glazed window to rear, radiator, built-in double wardrobe, coving.

#### Shower Room

5'11 x 5'6

Two piece suite comprising walk-in shower with fitted shower and glass screen, wall mounted vanity wash unit with storage under and mixer tap and full height tiling to all walls, heated towel rail, extractor fan, tiled flooring.



#### WC

5'9 x 3'5

Two piece suite comprising: wall mounted vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, extractor fan, tiled flooring.

#### External

Set in communal gardens. Private single garage with up-and-over door, power and light.

#### Other details

Council tax band - C ( £1,924.00 per annum )

Tenure: Leasehold

Years left on the lease: 951

Maintenance charge: £120 per month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(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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