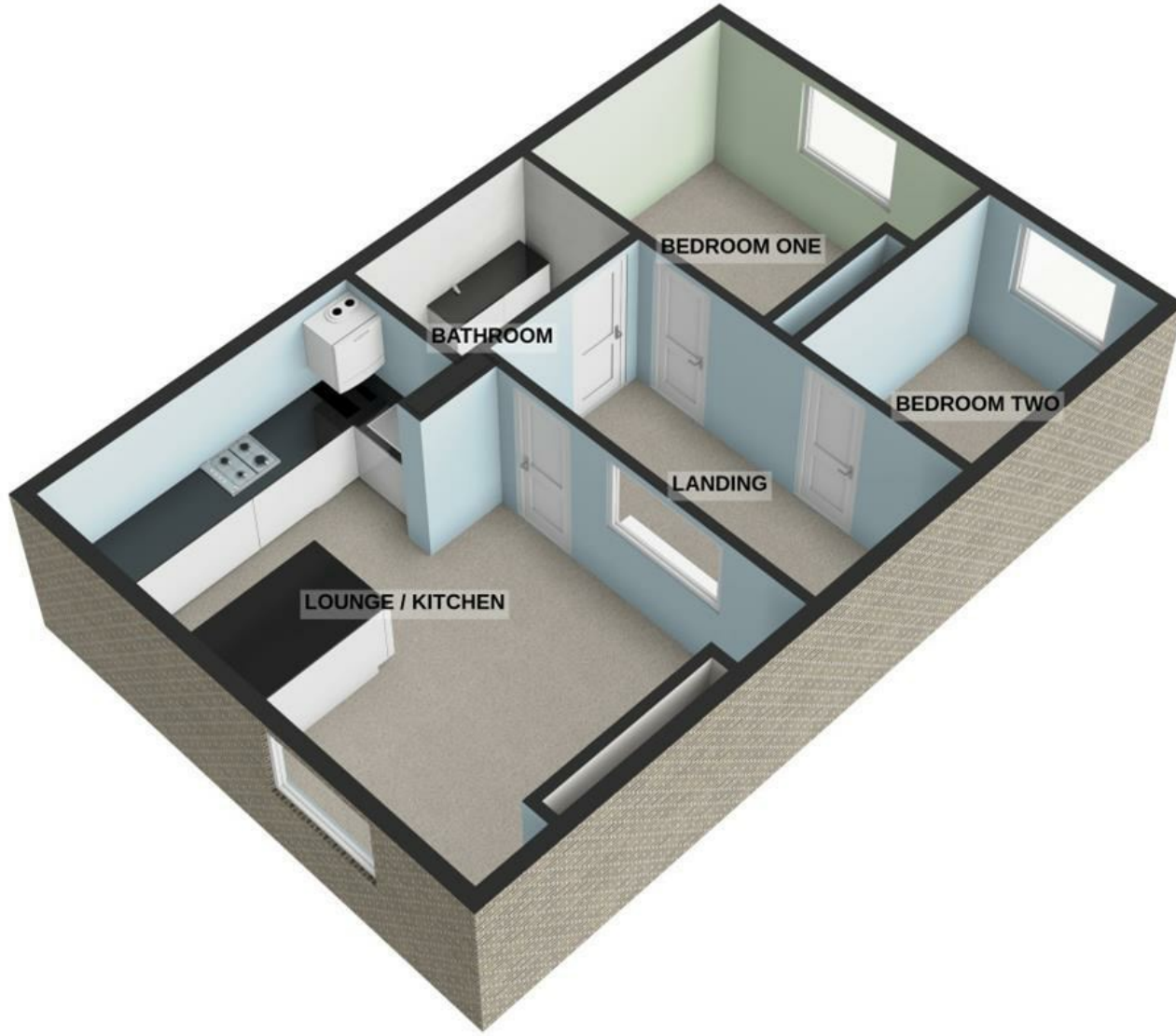


52.5 sq.m. (565 sq.ft.) approx.



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 © 2024

HOVE ROAD, LYTHAM ST. ANNES FY8 1TP

ASKING PRICE £95,000

- IMMACULATELY PRESENTED SECOND FLOOR 2 BEDROOM SECOND FLOOR APARTMENT OFFERED WITH NO CHAIN INVOLVED
- OPEN PLAN LOUNGE/MODERN KITCHEN WITH INTEGRAL APPLIANCES - MODERN BATHROOM - 2 BEDROOMS
- CONVENIENTLY LOCATED WITHIN EASY REACH OF ST ANNES SQUARE, ST ANNE SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- ENERGY RATING: C



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
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Entrance

Entrance gained via solid timber door leading into;

Porch

Letterboxes for each flat, solid timber door with large glass insert leading into;

Hallway

Door to flat one and stairs leading to the first floor.

First Floor Landing

Door to flat three leads into;

Hallway

Stairs to second floor, landing, large sky light, wall light, ornate centre pendant, loft storage, radiator, newly laid carpets, doors to;

Bedroom Two

9'6 x 6'8
UPVC double glazed window to rear elevation, radiator, original beam, telephone point, halogen down lighters, newly laid carpet.

Bedroom One

10'2 x 9'
UPVC double glazed window to rear elevation, radiator, contemporary built in bedroom furniture, halogen down lighters, radiator, newly laid carpet.

Bathroom

White three piece suite comprising; bath with overhead shower, vanity wash hand basin with large mirror, WC, tiled walls

Open Plan Living / Dining Area

18'6 x 13'3
Spacious, light and airy with original beams and integral window allows light into hallway, UPVC double glazed window to front elevation, radiator, television point, telephone point, newly laid carpet, open plan to;

Kitchen

Stunning range of wall and base units, integrated appliances as follows; dishwasher, oven, hob with illuminated over head extractor, washing machine, fridge and freezer, stainless steel sink with mixer taps, wall mounted combination boiler, 'Veluxe' roof window, tiled to splash backs, halogen down lighters.

Other Details

Tax Band - A (£1,443.00 per annum)
Tenure: Leasehold
Service charge is £55.00 per month which covers buildings insurance, maintenance and communal cleaning.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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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