

67.0 sq.m. (721 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

## NEW HAMPSHIRE COURT, BLACKSMITH ROW, LYTHAM ST. ANNES ASKING PRICE £169,950

- GORGEOUS GROUND FLOOR PURPOSE BUILT APARTMENT, NESTLED IN A QUIET AND SOUGHT AFTER LOCATION, PERFECT FOR A VARIETY OF BUYERS INCLUDING MATURE COUPLES, INVESTORS OR EVEN FIRST TIME BUYERS
- SITUATED IN THE BEAUTIFUL AND HIGHLY SOUGHT AFTER CYPRUS POINT DEVELOPMENT CONVENIENTLY LOCATED CLOSE TO LYTHAM, BOOTH'S SUPERMARKET AND MOTORWAY ACCESS
- TWO BEDROOMS - FAMILY BATHROOM - SHOWER ROOM - ALLOCATED PARKING



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

Accessed via a security entry system, stairs lead to all floors, this apartment is situated on the ground floor. Alternatively, the property can also be accessed via the UPVC double glazed French doors.

### Entrance Hall

Security entry phone system, doors lead to the following rooms;

### Lounge/Diner

17'6" 11'6"

A lovely sized lounge/diner with a set of UPVC double glazed French doors leading to a small patio and the car park.

### Kitchen

11'5" 8'1"

A range of modern base and wall units with complimentary worktop surfaces incorporating a stainless steel sink and drainer. Integrated appliances include; electric double oven/grill, four-ring induction hob, fridge/freezer and dishwasher. Additionally, there are part tiled walls and splash backs and a ceramic tiled floor.

### Utility Room

Space for a washer and a dryer, wall mounted extractor fan, leading off is an airing cupboard housing the hot water cylinder and boasts plenty of storage space.

### Bedroom One

18'6" 9'1"

A great sized double bedroom with a UPVC double glazed window to the front, space for a range of bedroom furniture and a door leading to the master En-suite.

### En-Suite Shower Room

Three piece white suite comprising of; a walk-in



shower cubicle with a electric shower, wash hand basin with vanity cupboards and drawers below, WC. Additionally there are part ceramic tiled walls, a wall mounted electric panel heater and vinyl flooring.

### Bedroom Two

10'7" 7'0"

A compact double bedroom with a UPVC double glazed window to the front which could also be used as a dining room if desired.

### Shower Room

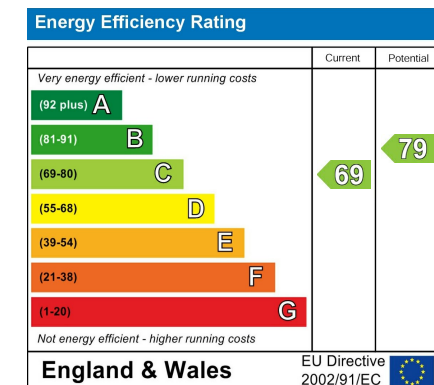
A three piece white suite comprising of; corner walk-in shower cubicle with a electric shower, wash hand basin with vanity cupboards and drawers below, WC. Additionally there are part ceramic tiled walls and a wall mounted electric panel heater and vinyl flooring.

### External

New Hampshire Court has attractive well maintained gardens and car parking. There is an allocated numbered car parking space directly in front of the apartment and plenty of visitor car parking spaces.

### Other Details

Leasehold residue 999 years  
 Ground rent (£150.00 per annum)  
 Service charge (114.26 per month)  
 Council Tax Band D (£2,186.55 per annum)  
 Energy rating E



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