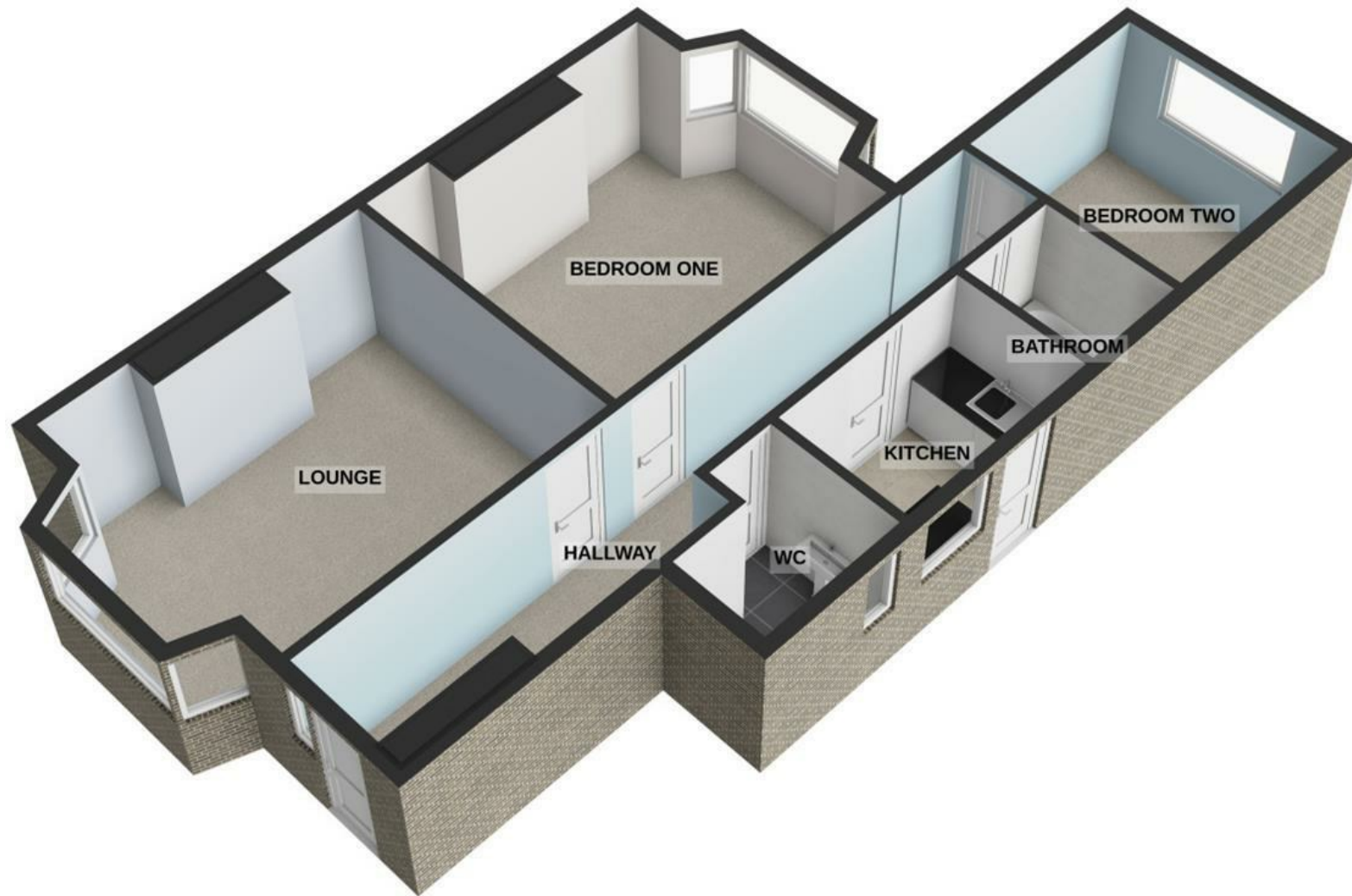


GROUND FLOOR  
67.7 sq.m. (728 sq.ft.) approx.



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

**ST. DAVIDS ROAD NORTH, LYTHAM ST. ANNES FY8 2BT** ASKING PRICE £120,000

- WELL PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT OFFERED WITH NO CHAIN INVOLVED
- 2 BEDROOMS - SPACIOUS LOUNGE - KITCHEN - BATHROOM - SEPARATE WC
- CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND SEA FRONT
- PRIVATE SOUTH WESTERLY FACING REAR GARDEN - TWO OUTBUILDINGS - 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

Entrance gained via solid timber door with glass inserts.

### Entrance Hallway

Double radiator, skirting boards, coving and doors to the following rooms;

### Lounge

15'5 into the bay x 12'8 at widest point  
UPVC double glazed bay window to the front, double radiator, cast iron fire with brick surround, television and telephone points, picture rail, skirting boards, coving.

### Bedroom One

15'6 into the bay x 12'8 at widest point  
UPVC double glazed bay window to the rear, double radiator, brick surround with space for freestanding fire or heater, picture rail, skirting boards, coving.

### Separate WC

5'9 x 5'4 at widest point  
UPVC double glazed opaque window to the side, radiator, two piece white suite comprising: WC and vanity wash hand basin, tiled splash backs, vinyl flooring.

### Kitchen

9'8 x 6'2  
UPVC double glazed windows to the side, solid timber door with glass inserts, radiator, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, induction hob with overhead illuminated extractor fan and integrated ' Belling ' electric oven, ' Fridgemaster ' under counter fridge, ' Baxi ' boiler, range of wall and base units, part tiled walls, vinyl flooring.



### Bathroom

5'6 x 4'5  
Radiator, two piece green suite comprising: bath with overhead ' Mira ' gas powered shower and pedestal wash hand basin, extractor fan, part tiled walls, vinyl flooring.

### Bedroom Two

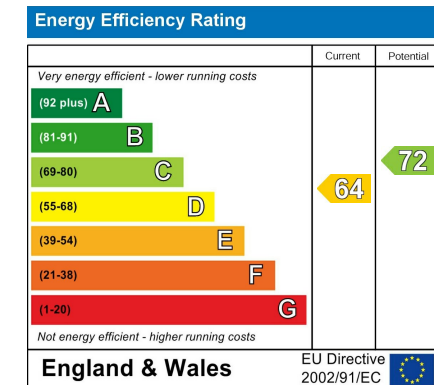
8'8 x 6'1  
UPVC double glazed windows to the rear, radiator, skirting boards, coving.

### Outside

To the rear there is a sunny and private garden which is paved for ease of maintenance. There are also two outbuildings, one of which has plumbing for a washing machine.

### Other details

Council Tax Band - B (£1,684.00 per annum )  
Tenure - Leasehold  
Ground rent - £7.50 per annum  
Length of lease - 999 years



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