

81.3 sq.m. (875 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.  
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**BEACH ROAD, LYTHAM ST. ANNES  
FY8 2NR**

**ASKING PRICE £159,950**

- SPACIOUS 2 BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT OFFERED WITH NO CHAIN INVOLVED
- THE APARTMENT COMPRISES OF: 2 DOUBLE BEDROOMS - BRIGHT AND AIRY LOUNGE - KITCHEN - BATHROOM - LARGE STORAGE CUPBOARD
- CONVENIENTLY LOCATED CLOSE TO THE SEA FRONT, ST ANNES CENTRE, ASHTON GARDENS, SHOPS AND TRANSPORT LINKS
- COMMUNAL LAUNDRY ROOM AND GARDENS - SECURE UNDERGROUND PARKING - 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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### Communal Entrance

Accessed via an entry phone system. Stairs and lift to all floors, individual post box. This apartment is located on the ground floor.

### Entrance to Apartment 1

Solid timber door leads into;

### Hallway

Radiator, entry phone, doors to the following rooms;

### Lounge

17'6 x 13'9

UPVC double glazed bay window to the front, two radiators, television point, blinds, curtains, coving, skirting boards.

### Kitchen

13'11 x 7'10

UPVC double glazed windows to the side, radiator, 'Porterion Pro Max' boiler, range of wall and base units, wooden work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated electric 'Creda Continental' oven and grill, large storage cupboard providing plentiful storage, tiled to splash backs, vinyl flooring, skirting boards.

### Bathroom

9'9 x 6'7 at widest point

Radiator, three piece suite comprising: bath with overhead mains powered shower, WC and pedestal wash hand basin, part tiled walls, extractor fan, wall mounted mirror with light above, tile effect flooring.

### Bedroom One

13'9 x 11'8

Two UPVC double glazed windows to the rear, radiator, blinds, curtains, coving, skirting boards.

### Bedroom Two

11'8 x 9'11

UPVC double glazed windows to the rear, radiator, fitted wardrobes, coving, skirting boards.



### Laundry Room

Accessed via lift and garage, washing machine and tumble dryer provided free of charge for all residents.

### Parking

Spacious underground communal garage accessed by lift, allocated parking space, remote controlled up and over door to driveway.

### Outside

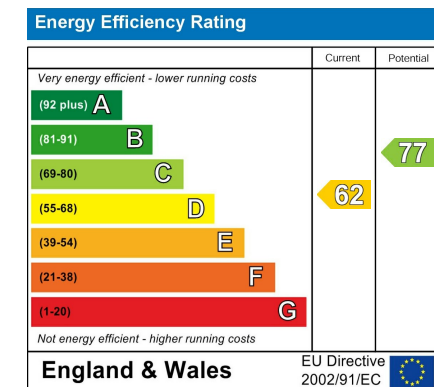
Communal gardens to the front and side with various mature plant, tree and shrub borders. Driveway leading to the underground communal garage.

### Other Details

Tenure- Leasehold

Tax Band - C ( £1,924.00 per annum )

Management charges - £95.00 per month (includes building insurance, upkeep of communal areas and gardens, electricity for the communal areas ). There is also an extra charge for water usage which is £5.00 per resident.



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