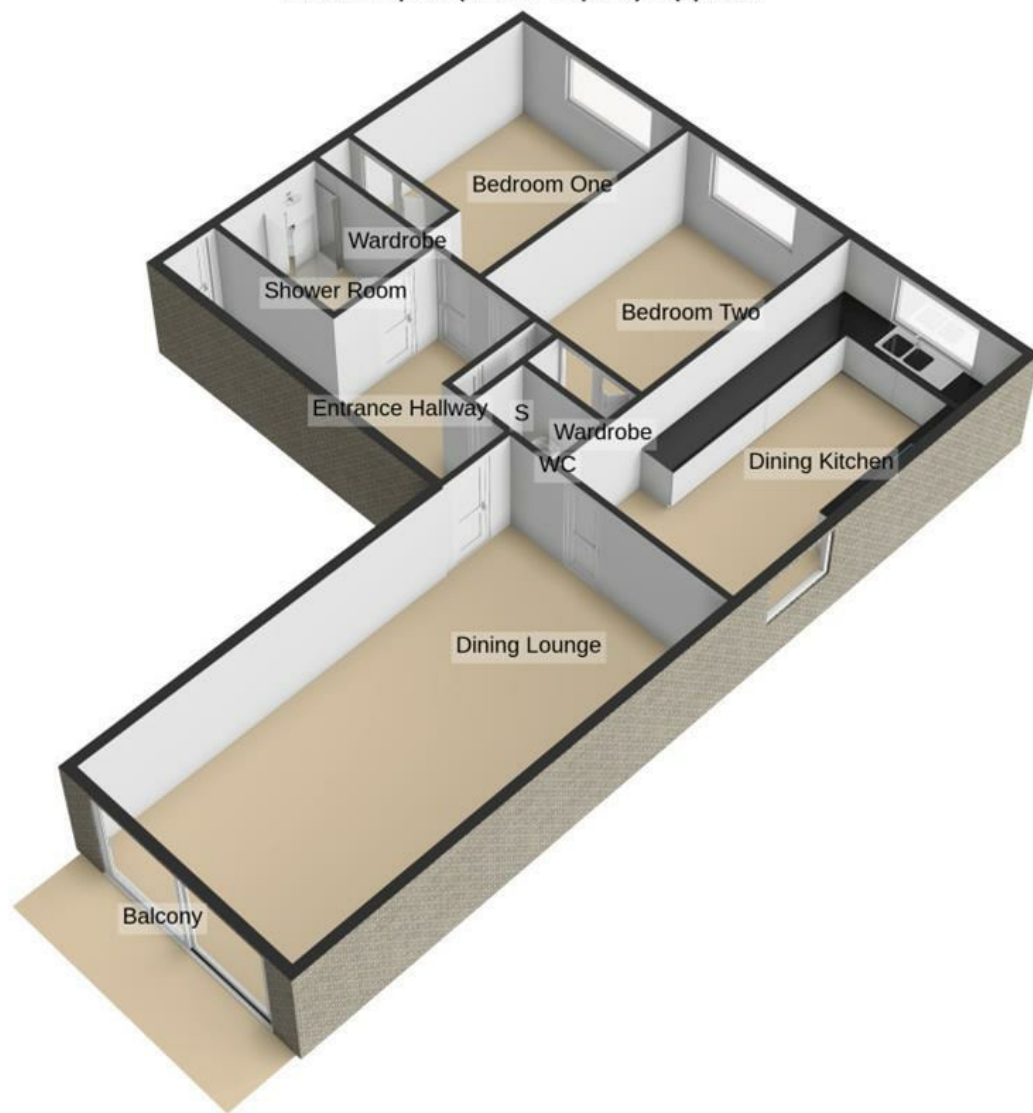


1201 sq.ft. (111.6 sq.m.) approx.



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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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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**ST. ANNES ROAD WEST, LYTHAM ST. ANNES
FY8 2NE**

ASKING PRICE £260,000

- SPACIOUS AND WELL PRESENTED FIRST FLOOR PURPOSE BUILT APARTMENT WITHIN A STONES THROW OF ST ANNES BEACH AND SEA FRONT OFFERED WITH NO CHAIN
- BRIGHT AND SPACIOUS DINING LOUNGE - TWO DOUBLE BEDROOMS - CONTEMPORARY BREAKFAST KITCHEN - FOUR PIECE SHOWER ROOM - SEPARATE WC
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, CAFE'S, RESTAURANTS AND GOOD TRANSPORT LINKS
- PRIVATE BALCONY WITH SEA VIEWS - COMMUNAL GARDENS - ALLOCATED PARKING WITHIN UNDERGROUND CAR PARK - EPC RATING C





Communal Entrance

Situated within the side block of the development steps lead up to covered external porch housing letterboxes and secure intercom entry system. Door leads into;

Communal Entrance Hallway

Stairs and lift to upper floors.

Entrance to Apartment 47

Timber entrance door leads into;

Entrance Hallway

Entry phone, telephone point, two large storage cupboards, radiator, doors leading into the following rooms:

Shower Room

6'6 x 6'4

Four piece white suite comprising of: overhead mains powered shower within large shower cubicle, pedestal wash hand basin, WC and bidet, wall mounted heated towel rail, extractor fan, recessed spotlights, tiled floor, part PVC cladded walls.

Bedroom One

15'2 x 12'4

Large UPVC double glazed window to the rear, large radiator, television and telephone points, two large fitted wardrobes with bi-folding doors.

Bedroom Two

15'1 x 11'10

Large UPVC double glazed window to the rear, radiator, television point, two large fitted wardrobes.

Separate WC

6'1 x 3'2

Two piece white suite comprising of: WC and pedestal wash hand basin, radiator, extractor fan.



Dining Lounge

27' x 14'

UPVC double glazed sliding door to the front leading on to spacious balcony perfect for relaxing enjoying the views and afternoon sunshine, two radiators, marble fireplace housing living flame effect electric fire, television and telephone points, space for table and chairs, two sets of wall lights, coving, door leading into:

Dining Kitchen

20'11 x 10'9

Comprehensive range of high gloss soft closing wall and base units, wood effect laminate work surfaces, ceramic one and half bowl sink and drainer with mixer tap and instant hot water tap, integrated 'Bosch' appliances include: overhead illuminated extractor hood, induction hob with glass splash back, double electric oven, dishwasher and under counter fridge, plumbed for a washing machine, space for fridge freezer, space for table and chairs, radiator, tiled floor, two UPVC double glazed windows to the side and rear.

Outside

Beautifully kept laid to lawn communal garden areas to front and side with flower beds and borders which host a variety of plants, shrubs and bushes.

Other Details

Tenure: Leasehold

Service Charge: £3,730.70 per annum

Ground Rent: £110.00 per annum

Council Tax Band: E

**** There is work being carried out at the development under a section 20 notice which the seller has paid their contribution towards ****



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	