



Flat 9 Lindsay Court, Lytham St Annes, FY8 2SR

£25,000

***** INVESTORS & DEVELOPERS – REFURBISHMENT
OPPORTUNITY - SALE BY AUCTION *****

This first-floor purpose-built flat offers an exciting opportunity for refurbishment and value enhancement. In need of modernisation throughout, it presents great potential for investors or developers looking to add value.

The accommodation includes two generously sized double bedrooms, a spacious dining kitchen, UPVC double glazing, gas central heating, and residents' parking.

Superbly located just 150 yards from the sand dunes and the seafront promenade.

Offered with no onward chain

- Close to SEAFRONT
- Requires RENOVATION
- Two DOUBLE bedrooms
- No chain
- SALE by AUCTION
- see Additional Information below

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1948.



McDonald

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First Floor:

Private Entrance:

Hall: Built in cloaks cupboard, Radiator.

Lounge: 16'5" x 11'7" (5.00 m x 3.53 m) UPVC double glazed window, Double radiator.

Dining Kitchen: 13'8" x 8'2" (4.17 m x 2.49 m) Wall and base cupboard, Stainless steel sink, Built in cupboard and pantry, Gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 1: 12'10" x 11'7" (3.91 m x 3.53 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 12'10" x 11'7" (3.91 m x 3.53 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Gardens: Communal garden, Mostly lawned.

Parking: Residents' parking spaces.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Term of 999 years from 1961. Ground rent £5 per annum. Service charges £57 pcm. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1864.37 (2025/26)

***Additional Information:** Information from management company: "There is a previous Section.20 requesting £29,000 from each leaseholder this is due on completion of sale to ensure that any new owner has paid its proportion of historic communal repairs. Phase 1 of these repairs require £12000 of which £15000 has been paid" / Interested parties should seek clarification from their legal advisor.



PLEASE NOTE: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Directions: Take New South Promenade heading south to the main traffic light junction at Squires Gate Lane, continue over onto Clifton Drive North and first left into New Road. Lindsay Court can be found on the left hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Ground Floor



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Lindsay Court

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