



Harrison View, Bailey Avenue, Lytham St Annes

£165,000



EPC rating: C

- Second Floor Apartment
- Views of AKS Playing Fields
- Fully Furnished

- Two Bathrooms
- Two Double Bedrooms
- Allocated Parking



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Description

On the popular Queens Manor development, a fabulous second floor apartment with views of AKS playing fields to the rear. The apartment is appointed to a high standard throughout, there is a large lounge, kitchen, two bedrooms, an en suite shower room and bathroom. The flat is fully furnished and a viewing is highly recommended. Property currently tenanted, achieving a rent of £725.00pcm. EPC C. Council Tax Band C. Allocated parking space for one car, and visitors parking available.

Rooms

Lounge

Large lounge with floor to ceiling West facing double glazed windows, laminate floor and electric central heating. Large 2 seater sofa, 2 arm chairs, coffee table, matching side tables and tv stand.

3.00m x 5.11m (9'10" x 16'10")

Kitchen

Fully fitted kitchen with tiled floor, electric oven, hob, extractor fan, large integrated fridge and freezer, Whirlpool dishwasher & washer dryer, microwave oven, kettle and toaster. All crockery and glass wear is included.

3.00m x 3.03m (9'10" x 9'11")

Master Bedroom

Master double bedroom with double bed, wardrobes bedside table and door leading to en suite shower room, glass shower cubicle, w.c and wash hand basin.

2.76m x 3.13m (9'1" x 10'4")

En Suite Shower Room

Accessed from the master bedroom, an en suite shower room with tiled floor and walls, w.c hand basin and electric towel radiator.

0.00m x 0.00m (0'0" x 0'0")

Guest Double

Second double bedroom with double bed, fitted wardrobes, matching bedside tables, lamps, vanity unit, radiator & double glaze window.

2.82m x 2.86m (9'4" x 9'5")

Family Bathroom

Family bathroom with tiled floor, mixer shower over bath, wc, wash hand basin & electric chrome towel radiator.

1.84m x 1.93m (6'0" x 6'4")

Parking

1 Allocated car parking space with visitors parking available.

EPC

Rating C

Council Tax Band

Band C

Leasehold

Annual Maintenance Charge £1450pa

The maintenance charge is £362.50 per quarter and includes the buildings insurance.

Photographs



