

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. Made with Metropix © 2023

### BEACH ROAD, LYTHAM ST. ANNES FY8 2NR

£165,000

- 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: C



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





### 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 2

Solid timber door leads into;

### Hallway

Spacious hallway with radiator, 2 wall lights, intercom, doors lead to the following rooms;

### Bedroom Two

11'7 x 10'1

UPVC double glazed windows to rear, radiator, carpets, coving, skirting boards, curtains.

### Bedroom One

14'1 x 11'7

UPVC double glazed windows to the rear, radiator, inbuilt wardrobes, carpets, coving, skirting boards, telephone point.

### Bathroom

11'0 x 6'8

UPVC opaque double glazed windows to the side, three piece suite comprising: pedestal wash hand basin, WC and bath with overhead electric shower, wall mounted chrome towel rail with radiator, part tiled walls, large medicine cabinet, blinds, wall mounted mirror with wall mounted light and pull chord above, lino flooring.

### Kitchen

13'4 x 7'10

UPVC double glazed windows to the side one of which is opaque, radiator, 'Credaplan' induction hob with 'Wrighton' overhead extractor fan, integrated 'Belling Formula' electric oven and grill, range of wall and base units, wooden work surfaces, stainless steel sink and drainer with mixer tap, carpets, blinds, skirting



boards.

There is also a cupboard housing the hot water tank and also provides some storage space.

### Lounge

Bright and spacious lounge with two UPVC double glazed windows to the front, two radiators, marble effect hearth and back drop with wooden surround, television and telephone points, carpets, curtains, blinds, skirting boards, coving.

### Laundry Room

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

### Outside

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

### Parking

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

### 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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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	

Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

