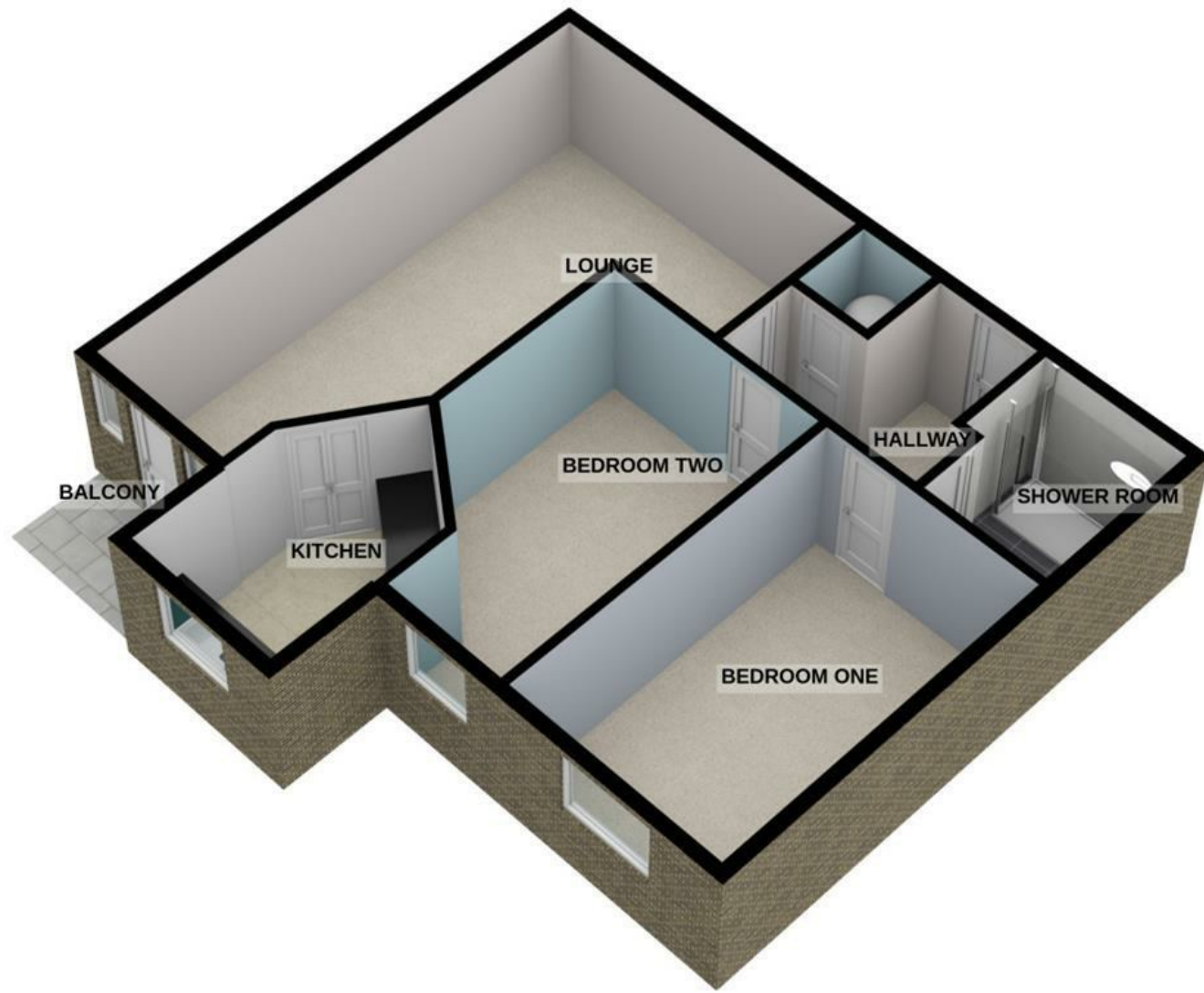


70.7 sq.m. (761 sq.ft.) approx.



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

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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**ASHTON VIEW, LYTHAM ST. ANNES  
FY8 2AW**

**ASKING PRICE £205,000**

- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT ONE MINUTE WALK FROM ASHTON GARDENS AND ST ANNES TOWN CENTRE
- IMMACULATE CONDITION THROUGHOUT - 2 DOUBLE BEDROOMS - LARGE LOUNGE WITH BALCONY
- KITCHEN - SHOWER ROOM - COMMUNAL LOUNGE AND LIFT - NO PETS ALLOWED
- EPC RATING - B



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#### Communal Entrance

Double opening doors with opaque glazed inserts leading into;

#### Communal Porch

Tiled flooring, letter boxes, timer door with opaque glazed insert leading into;

#### Communal Hallway and Lounge

Tiled flooring, communal lounge with kitchen and outside decked seating area for the summer months, lift providing access to upper floors.

#### Entrance to Apartment 15

Located on the first floor, timber entrance door leads into;

#### Hallway

Large storage cupboard with shelving housing hot water cylinder, intercom system, emergency pull cord, cupboard housing consumer unit, storage heater, doors leading to the following rooms;

#### Shower Room

7'01 x 5'09

Three piece white suite comprising of; large shower cubicle with overhead mains powered shower, white high gloss vanity unit incorporating wash hand basin and WC with storage cabinets, fully tiled walls, chrome wall mounted towel heater, recessed spotlights, extractor fan, wall mounted heater, emergency pull chord.

#### Bedroom One

15'08 x 9'02

UPVC double glazed window overlooking Ashton Gardens, wall mounted electric heater, emergency pull cord, telephone point, fully fitted matching bedroom furniture.



#### Bedroom Two

15'10 x 9'02

UPVC double glazed window overlooking Ashton Gardens, wall mounted electric heater, emergency pull cord, telephone point, television point.

#### Lounge

23'10 x 10'09

UPVC double glazed door with windows either side leads out onto a decked balcony overlooking Ashton Gardens, television point, emergency pull cord, telephone point, two wall mounted electric heaters, electric fire, two wall lights, two ceiling lights, space for table and chairs, wooden opaque double doors lead into;

#### Kitchen

9'05 x 7'07

UPVC double glazed window overlooking Ashton Gardens, range of modern wall and base units with laminate work surfaces and under unit lighting, integrated appliances include; stainless steel one and a half bowl sink and drainer, four ring electric hob, electric oven/grill, microwave oven, illuminated overhead extractor fan, fridge/freezer, tiled to splash backs, vinyl flooring, wall mounted electric heater, recessed spotlights.

#### Communal Facilities

The Ashton View development has a communal lounge and outside decked seating area for the summer months a laundry room for residents use, plus a guest room for visitors to stay over and regular activities take place in the communal lounge.

#### Other Details

Tenure: Leasehold - Length of lease TBC  
 Tax Band - D (£2,186.55 per annum)  
 Management Fees: £2,680.00 per annum  
 Ground rent: £148 per annum



There is a yearly parking cost of £300.00 when a space is available. There is also parking available at Sainsburys supermarket and at the NCP car park at a cost, both of which are a short walk away from the building.

EPC Rated: TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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