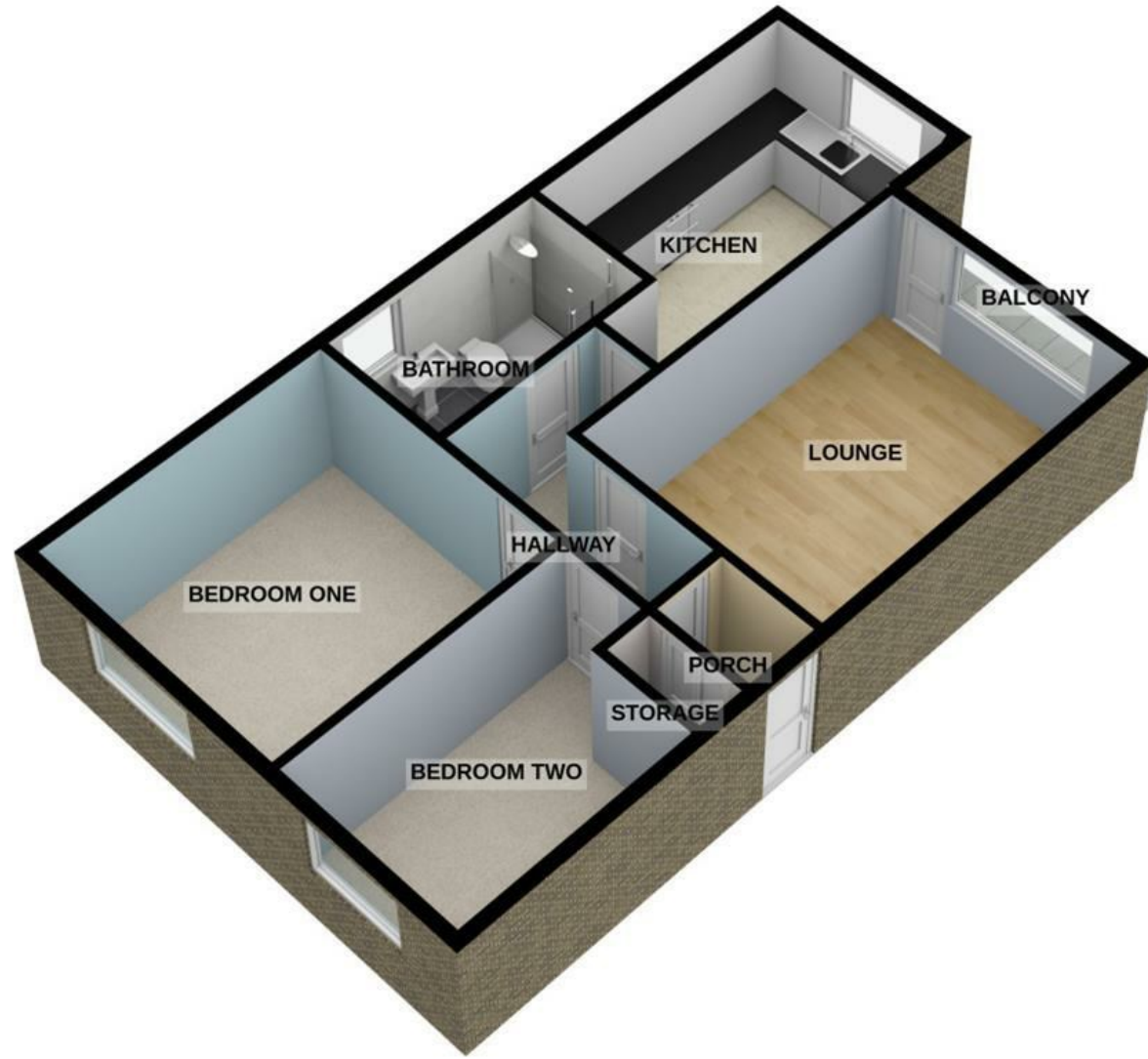


67.9 sq.m. (731 sq.ft.) approx.



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

### ST. ANDREWS ROAD NORTH, LYTHAM ST. ANNES FY8 2JB

£167,000

- TWO BEDROOM FIRST FLOOR APARTMENT - IN MUCH SOUGHT AFTER LOCATION CLOSE TO SHOPS, ST ANNES TOWN CENTRE, SEA FRONT, TRANSPORT LINKS AND ASHTON GARDENS
- TWO DOUBLE BEDROOMS - BRIGHT AND AIRY OPEN PLAN LOUNGE WITH DINING AREA - CONTEMPORARY FOUR PIECE BATHROOM - MODERN AND SPACIOUS KITCHEN
- COMMUNAL GARDENS TO THE FRONT AND REAR - PRIVATE BALCONY WITH VIEWS OVER ASHTON GARDENS
- GARAGE AND OFF ROAD PARKING TO THE REAR - 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.



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#### Communal Entrance

Entry via intercom system, timber door with glass inserts and window to side leading into;

#### Porch

Letter boxes, meter cupboard.

#### Communal Hallway

Staircase leading to upper floors, door to the rear;

#### Entrance

Located on the first floor, door leading into;

#### Porch

Built in storage cupboard, door leads to;

#### Hallway

L shaped hallway, intercom system, radiator, telephone point, doors lead to the following rooms;

#### Lounge

18'03 x 11'00

UPVC double glazed window and door to the rear which leading out to the balcony, television point, radiator, decorative wall lights.

#### Kitchen

11'00 x 7'00 (to front of cabinets)

UPVC double glazed window to the rear, newly installed modern kitchen with a good selection of wall and base units, laminate work surfaces, integrated appliances include; Bosch microwave oven, Bosch electric oven/grill, four ring electric induction hob, fridge and freezer, washer/dryer, dishwasher, contemporary overhead digital illuminated extractor fan, composite one and a half bowl sink with drainer, Baxi combi boiler, laminate splash backs, USB plug sockets, vinyl flooring, radiator, composite plastic ceiling with recessed spotlights.



#### Bathroom

10'02 x 6'00

UPVC double glazed opaque window to the side, newly installed four piece contemporary white suite comprising of; bath, WC, vanity wash hand basin, shower cubicle with composite plastic wall covering and mains plumbed shower, illuminated wall mounted mirror, white high gloss fitted cupboard, chrome wall mounted towel rail, recessed spotlights.

#### Bedroom Two

12'05 x 7'10

UPVC double glazed window to the front, radiator, selection of fitted wardrobes.

#### Bedroom One

12'00 x 12'07

UPVC double glazed window to the front, radiator, selection of fitted wardrobes. matching drawers with vanity unit and matching bedside cabinets.

#### Garage

18'5 x 11'4

Single brick garage with electric up and over door with a set opaque windows to the rear. The garage has power

#### Other Details

Council Tax Band - B (£1,700.65 per annum)

Service Charges - £550.00 (per annum)

Tenure - Leasehold 988 years remaining

EPC Rating C

Off road parking at the rear

Balcony overlooking Ashton Gardens

Garage with remote control door which has power and lighting

Baxi boiler is 4 years old



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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