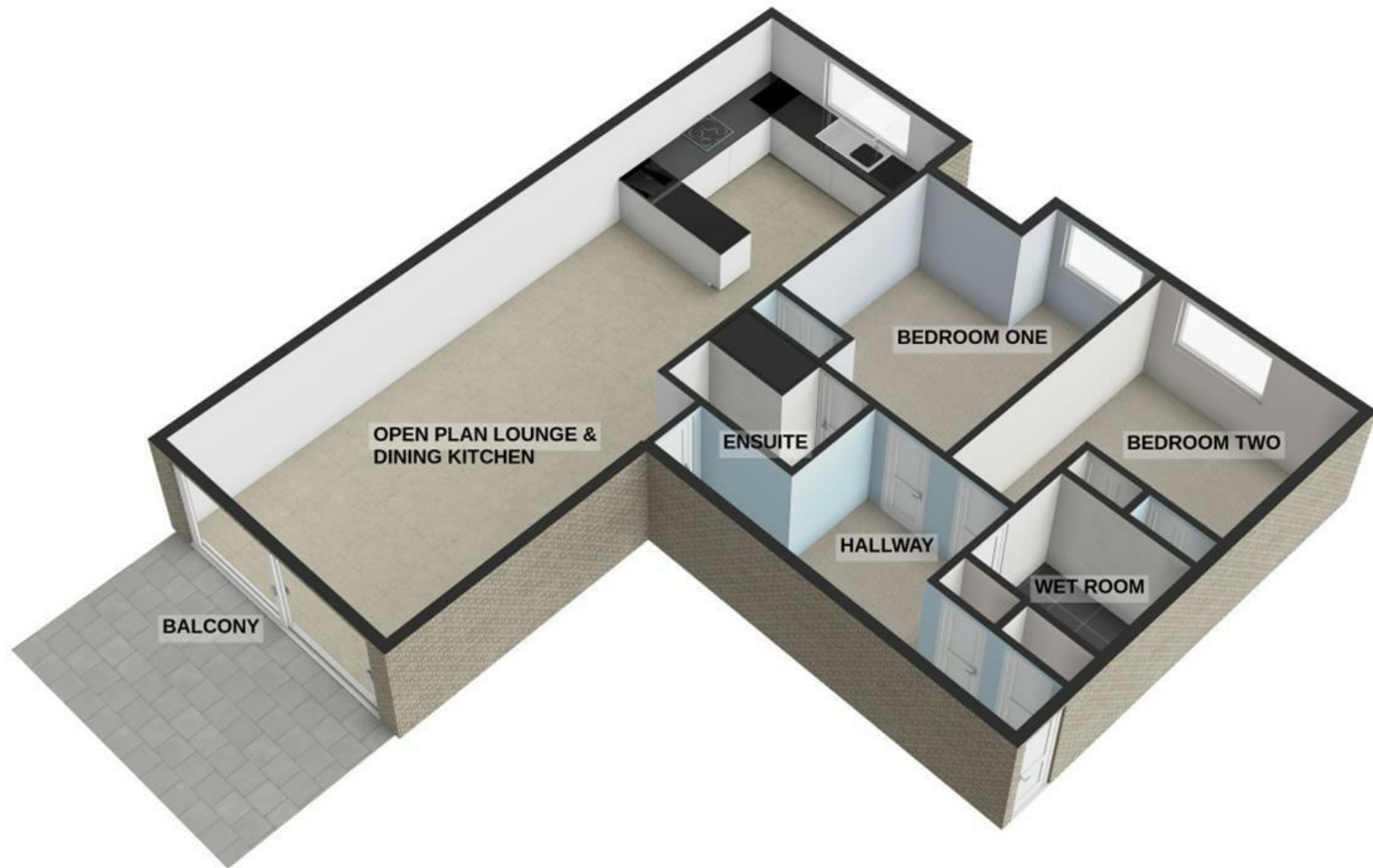


99.3 sq.m. (1069 sq.ft.) approx.



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

NORTH PROMENADE, LYTHAM ST. ANNES FY8 2LZ

GUIDE PRICE £215,000

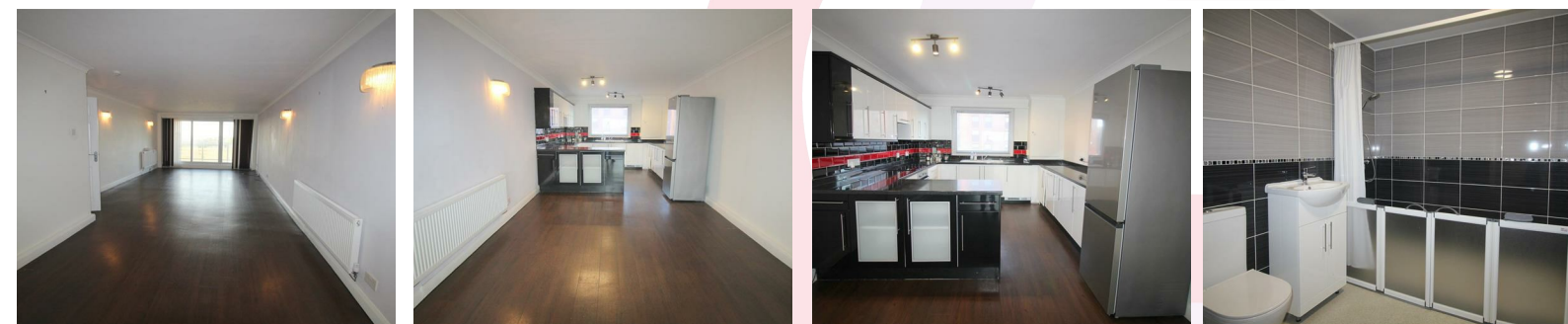
- SPACIOUS ELEVATED GROUND FLOOR PURPOSE BUILT SEA FRONT APARTMENT - **** THERE IS CURRENTLY A SECTION 20 IN PLACE ON THE BUILDING ****
- SITUATED IN A PRIME ST ANNES LOCATION WITHIN METRES OF THE TOWN CENTRE
- 2 DOUBLE BEDROOMS - LARGE OPEN PLAN RECEPTION ROOM / DINING KITCHEN - WET ROOM - EN- SUITE
- LARGE BALCONY - OFF ROAD PARKING TO REAR - COMMUNAL GARDENS - EPC RATING: D



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

Steps lead up to covered external porch housing letterboxes and secure intercom entry system. Door leads into;

Communal Hallway

Stairs and lift to upper floors, both of which also provides access to the underground garage and rear access to the parking space.

Entrance to apartment 17

Solid timber door leading into;

Hallway

Radiator, entry phone, telephone point, inbuilt closet, inbuilt cupboard providing further storage space, wooden flooring, doors leading to the following rooms;

Wet Room

9'1 x 6'7

Two piece white suite comprising: WC and vanity wash hand basin, mains powered over head shower with walk in shower screen, electric shaver point, fully tiled walls, tiled flooring, extractor fan.

Bedroom Two

15'7 at widest point x 12'0

UPVC double glazed windows to the rear, radiator, two inbuilt wardrobes providing plentiful storage space, television point, skirting boards.

Bedroom One

15'3 at widest point x 12'0

UPVC double glazed windows to the rear, radiator, inbuilt wardrobe, television point, skirting boards, door leading into;

En-Suite

8'9 x 5'6 at widest point

Two piece white comprising: pedestal wash hand basin and WC, overhead mains powered shower with chrome grab rails and shower tray, fully paneled walls, wall mounted mirror fronted cabinet, extractor fan, vinyl flooring.

Open plan lounge and Dining Kitchen

Lounge area: 21'10m x 14'1m

UPVC double glazed sliding door leading out on to the patio area, radiator, television and telephone points, wooden flooring, skirting boards.

Dining Kitchen: 21'8m x 11'1m

UPVC double glazed windows to the rear, radiator, ' Logik ' induction hob with overhead extractor fan, range of wall and base units, laminate work surfaces, integrated appliances



include: ' Beko ' electric oven, ' Baumatic ' washing machine, ' Whirlpool ' washing machine, ' Baumatic ' dishwasher, space for a fridge freezer, cupboard housing ' Ideal ' boiler, part tiled walls, wooden flooring.

Balcony

13'2m x 8'8m

Elevated large dining balcony with views over St Annes front.

Outside

Beautifully kept laid to lawn communal garden areas to front and side with flower beds and borders which host a variety of plants, shrubs and bushes.

Other Details

Council Tax Band - F (£3,127.00 per annum)

Tenure: Leasehold

Maintenance charge: £2,000.00 approximately.

Ground rent: £27.50 per annum.

*** The doorways in the apartment have been widened to allow wheelchair access ***

**** THERE IS CURRENTLY A SECTION 20 IN PLACE ON THE BUILDING ****

**** Auctioneers Additional Comments ****

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.



A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

