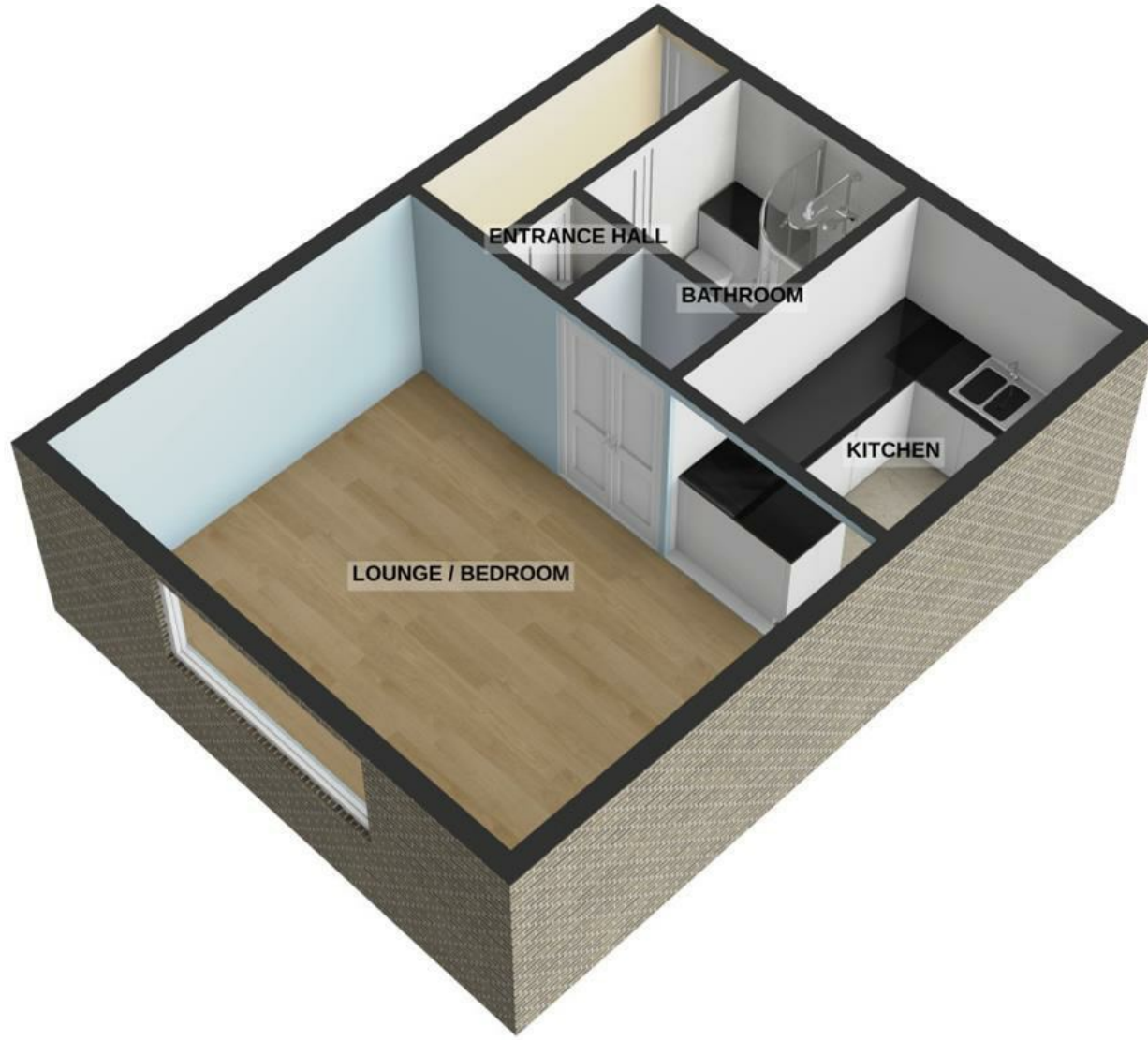


30.9 sq.m. (332 sq.ft.) approx.



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 © 2024

### WOODLANDS ROAD, LYTHAM ST. ANNES FY8 4EA

ASKING PRICE £70,000

- WELL PRESENTED FIRST FLOOR PURPOSE BUILT STUDIO APARTMENT IN THE HEART OF ANSDELL OFFERED WITH NO CHAIN
- SPACIOUS OPEN PLAN LOUNGE/ BEDROOM/ CONTEMPORARY KITCHEN - MODERN BATHROOM
- CONVENIENTLY SITUATED FOR LOCAL SHOPS, TRANSPORT LINKS, THE SEA FRONT, FAIRHAVEN LAKE AND ANSDELL & FAIRHAVEN TRAIN STATION
- RESIDENTS PARKING - SEPARATE STORAGE ROOM - COMMUNAL GARDENS - EPC RATING: TBC



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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#### Entrance

Steps leading down from Woodlands Road to communal gardens and pathway to apartment block. There is an external staircase leading to the first and second floors.

#### Communal Hallway

Doors to all apartments.

#### Entrance to apartment 16

Entrance gained via a solid timber door leading into;

#### Entrance Hallway

Electric under floor heating, built-in storage cupboards housing the water tank and cylinder which also provides some storage space, doors leading to the following rooms;

#### Bathroom

5'6 x 5'6

Two piece white suite comprising of vanity wash hand basin and WC, mains powered shower in large single glazed cubicle, part tiled walls, part panelled walls, grey wood effect vinyl flooring, extractor fan, wall mounted mirror fronted cabinet, mirror.

#### Lounge / Bedroom

15'10 x 11'8

UPVC double glazed windows to the rear, electric under floor heating, radiator, television point, inbuilt wardrobe, inbuilt cupboard housing the fuse box and meter, newly fitted carpets, skirting boards.

#### Kitchen

9' 3 x 6'9

Range of modern wall and base units, wooden work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated ' Neff ' electric oven, overhead ' Ciarra ' illuminated extractor fan, grey wood effect vinyl flooring.



#### Outside

To the exterior are communal gardens, residents parking, garages and storage rooms.

#### Other details

Tenure: Leasehold

Service charge: £75.00 per month.

Ground rent: None payable.

Number of years left on the lease: 83 years left on the lease, however there are plans to look into extending the lease to 999 years.

Council Tax Band: A ( £1,513.00 per annum )



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

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