



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.
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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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4 ST DAVIDS ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £113,750 FY8 2BL

- WELL PRESENTED FIRST FLOOR PURPOSE BUILT APARTMENT OFFERED WITH NO CHAIN
- JUST A SHORT WALK AWAY FROM ST ANNES TOWN CENTRE, BEACH, GOOD TRANSPORT LINKS, GOOD RANGE OF LOCAL SHOPS, BARS AND RESTAURANTS
- LIGHT AND AIRY LOUNGE - MODERN KITCHEN - TWO BEDROOMS AND CONTEMPORARY SHOWER ROOM
- OFF ROAD PARKING - ENERGY RATING: C





Communal Entrance
Intercom entry system, double doors lead into;

Communal Porch
Letterboxes, door leads to;

Communal Hallway
Stairs to upper floors, meter cupboards.

First Floor
Main entrance to Apartment 9, entrance door leads into;

Hallway
Electric heater, intercom phone, airing cupboard, doors to all rooms.

Lounge
13'5 x 10'3
Lovely bay window with open views allowing plentiful light, electric heater, TV point, two wall lights, door leads into;

Kitchen
7'6 x 7'1
UPVC double glazed window to side, range of modern wall and base units with laminate work surfaces, integrated appliances include; oven/grill, built in hob with pull out extractor hood over, one and a half bowl sink and drainer, extractor fan, freestanding 'Beko' washing machine, under counter 'Logik' fridge.

Bedroom One
12'5 x 9'7
UPVC double glazed window to side, electric heater.

Bedroom Two
7'9 x 7'4
UPVC double glazed window to side, electric heater.



Shower Room
5'6x 5'2
Brand new shower room with three piece white suite comprising of WC, pedestal wash hand basin and walk in shower with glass screen, tastefully tiled to splash backs, vinyl flooring, wall mounted heater, chrome wall mounted heated towel rail.

Outside
There are communal gardens , storage and communal off road parking.

Other details
Tax Band - B (£1,788.57 per annum)
Tenure - Leasehold
Maintenance Charge: £850.00 (per annum) this includes, window cleaning, maintenance of the communal areas, communal gardens and buildings insurance.
Ground Rent: £40.00 (per annum)
Parking Space (this is not allocated)
Brand new electric heating has been installed throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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	