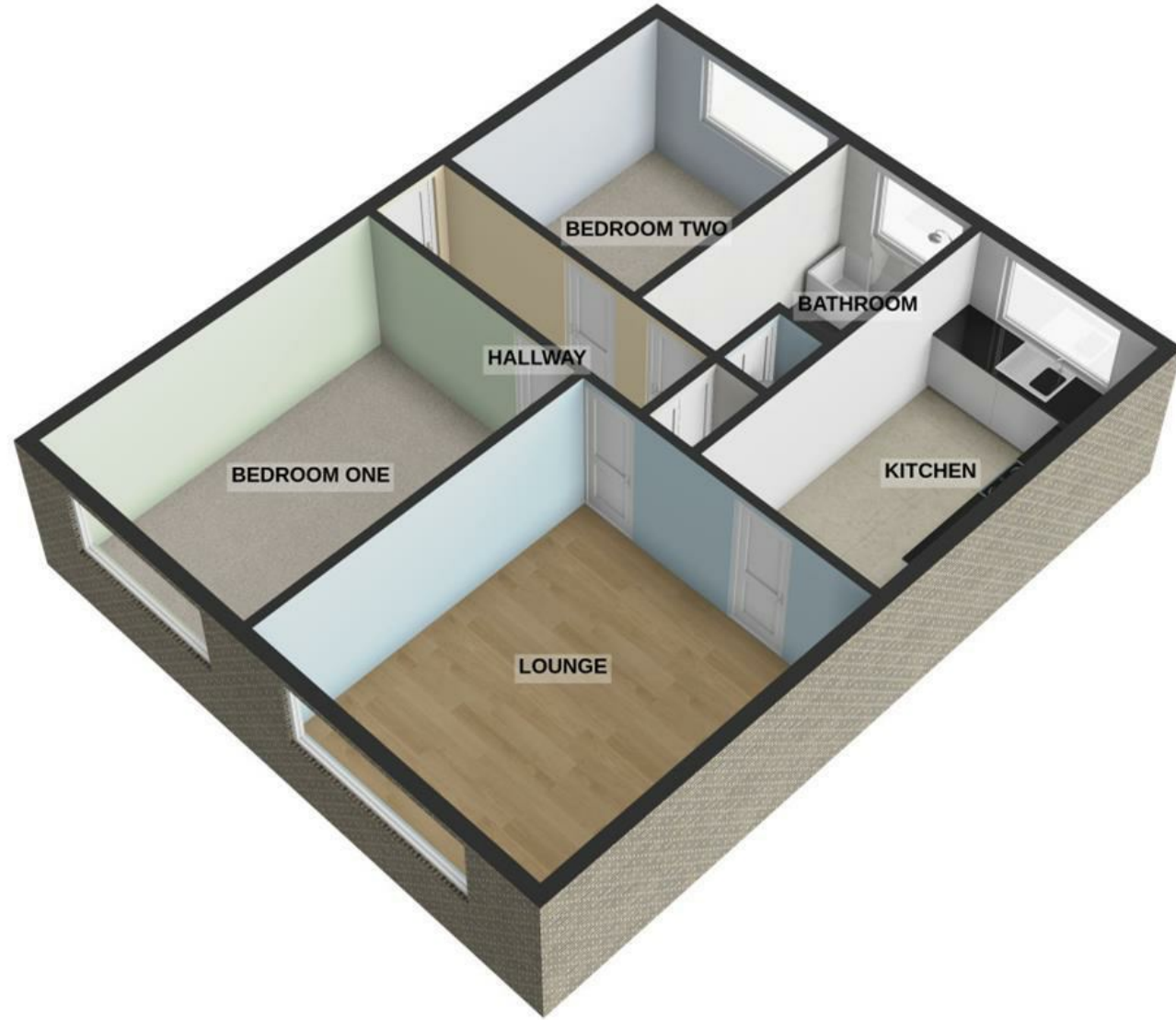


63.1 sq.m. (679 sq.ft.) approx.



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

**FLEET STREET, LYTHAM ST. ANNES
FY8 2SY**

ASKING PRICE £86,000

- WELL PRESENTED SECOND FLOOR PURPOSE BUILT APARTMENT PERFECT FOR A FIRST TIME BUYER OR A BUY TO LET INVESTOR - OFFERED WITH NO CHAIN
- BRIGHT & SPACIOUS LOUNGE - 2 DOUBLE BEDROOMS - GOOD SIZED KITCHEN - THREE PIECE BATHROOM
- CLOSE TO ST ANNES TOWN CENTRE, THE SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- GARAGE - COMMUNAL GARDENS - EPC RATING: E



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Entrance

UPVC double glazed door with window to side leading into;

Communal Hallway

UPVC double glazed doors with glass inserts leading in to the communal gardens and the other to the car park. Stairs leading to the upper floors.

Second Floor Landing

Cupboard housing the electric meter, water meter and fuse box.

Entrance to 11

Solid timber door leads into;

Hallway

Entry phone, telephone point, large mirror fronted cupboard with further cupboard above providing plentiful storage space, coving. Solid timber doors lead into the following rooms;

Bedroom One

14'6 at widest point x 10'6

Large UPVC double glazed windows to the rear, wall mounted storage heater, fitted wardrobes, coving.

Bedroom Two

10'10 x 9'9

Large UPVC double glazed windows to the front, wall mounted storage heater, coving.

Bathroom

10'10 at 5'11

UPVC double glazed windows to the front, three piece white suite comprising: bath with overhead mains powered shower, WC and pedestal wash basin, fully tiled walls, cupboard housing the immersion heater which also provides storage space, lino flooring, wall mounted mirror fronted cabinet, wall mounted chrome towel rail.



Lounge

14'6 x 12'11

UPVC double glazed windows to the rear two of which opaque windows, under floor heating, television point, coving. Solid timber door leading into;

Kitchen

14'3 x 7'2

UPVC double glazed windows to the front, good range of wall and base units, laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, integrated appliances include: 'Schott Ceran' induction hob with overhead illuminated extractor hood, 'Diplomat' oven and grill, plumbed for a washer, space for a fridge freezer, tiled to splash backs, tile effect lino flooring.

Outside

There are large communal gardens mostly laid to lawn and also a car park area. There is also a garage (no power or lighting) that comes with the apartment which can be located in a block to one side of the car park.

Other Details

Council Tax Band - A (£1513.00 per annum)

Tenure - Leasehold

Service charge - £70.00 per month which covers ground rent, buildings insurance and maintenance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		46	75
England & Wales		EU Directive 2002/91/EC	