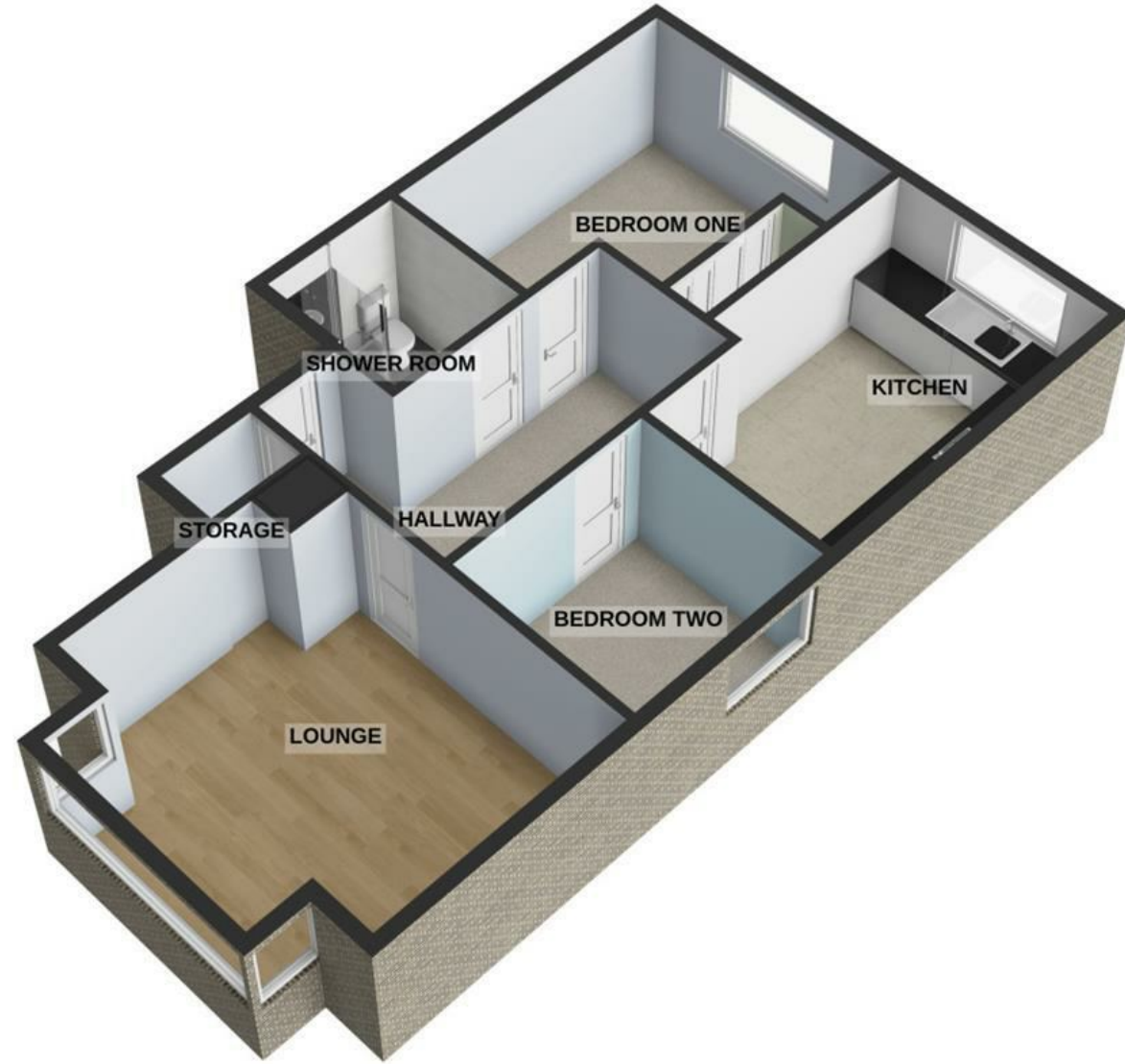


69.1 sq.m. (744 sq.ft.) approx.



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

24 ST. THOMAS ROAD, LYTHAM ST. ANNES FY8 1JL

ASKING PRICE £119,950

- WELL PRESENTED PURPOSE BUILT ELEVATED GROUND FLOOR APARTMENT WITHIN A PERIOD BUILDING OFFERED WITH NO CHAIN
- TWO BEDROOMS - BRIGHT & SPACIOUS LOUNGE - DINING KITCHEN - CONTEMPORARY BATHROOM
- CONVENIENTLY CLOSE TO ROYAL LYTHAM GOLF CLUB, ST ANNES SQUARE, THE SEA FRONT & TRANSPORT LINKS
- COMMUNAL GARDENS - GARAGE - 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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Communal Entrance

Large solid timber door leads into;

Communal Entrance Hallway

Staircase leading to upper floors, timber door leads into;

Entrance Hallway

Entry phone, under stair cupboard providing plentiful storage space, solid timber doors lead into the following rooms;

Lounge

15'1 at widest point x 13'11 into the bay
Large UPVC double glazed and leaded bay window to the front, radiator, decorative wooden surround with marble backdrop and hearth with space for freestanding electric fire, television and telephone points, picture rail, coving.

Bedroom Two

9'2 x 8'9
UPVC double glazed windows to the side, radiator.

Shower Room

8'4 x 5'4
Three piece suite comprising: pedestal wash hand basin, WC, large walk in mains powered shower with curtain and tray, part tiled walls, wall mounted heated towel rail, wall mounted mirror fronted cabinet, extractor fan, tiled flooring.

Bedroom One

15'2 x 11'1 at widest point
UPVC double glazed windows to the rear, radiator, fitted wardrobes, coving.

Kitchen

15'2 x 9'8
UPVC double glazed windows to the rear, good range of wall and base units, laminate work surfaces,



stainless steel sink and drainer, tiled to splashbacks, integrated 'Diplomat' four ring gas hob and oven, plumbed for a washing machine, 'Glow worm' combi boiler, space for fridge freezer and dining set, radiator, extractor fan.

Garage

17'3 x 8'3
Accessed via up and over door.

Outside

Communal garden to the front, single brick built garage with up and over door to the rear.

Other Details

Tenure: Leasehold
Maintenance Charges: (£1,400.00 approx per annum, this can be paid half yearly) Includes Buildings Insurance and Ground Rent
Council Tax Band: C (£2,018.00 per annum)



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			
England & Wales		EU Directive 2002/91/EC	