



**THE HAMLET, LYTHAM ST. ANNES
FY8 3LE**

ASKING PRICE £75,000

- **** IDEAL FOR A BUY TO LET INVESTOR AS THERE IS A TENANT IN SITU

- IMMACULATE & FULLY MODERNISED FIRST FLOOR FLAT IN PEACEFUL LOCATION WITH LOVELY OPEN VIEWS
- IMMACULATE CONDITION THROUGHOUT - DOUBLE BEDROOM WITH FITTED WARDROBES LOUNGE - CONTEMPORARY KITCHEN & BATHROOM
- OFF ROAD PARKING COMMUNAL GARDENS - ENERGY 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

Communal front entrance door with intercom leads into;

Communal Hallway

Stairs lead to first floor landing, main entrance door to flat leads into;

Lounge

13'6 x 8'10

Large UPVC double glazed window to front, contemporary spot lights, electric heater, TV point, telephone point, LCD television and freeview recorder, doors to;

Kitchen

7'6 x 7'6

Modern fitted kitchen, UPVC double glazed window to front with venetian blind, range of contemporary fitted wall and base units black laminate work surfaces tiled to splash backs, brand new electric oven, four ring halogen, stainless steel one and a half bowl sink and drainer, washing machine, tumble dryer, fridge freezer, microwave, contemporary spot lighting.

Bedroom

8'8 x 7'6

Large UPVC double glazed window to side with venetian blinds, contemporary lighting, fitted floor to ceiling wardrobes and cupboards, electric heater.

Archway to Separate Hallway

Access to loft space, doors to;

Bathroom

7'7 x 4'11

Three piece contemporary white suite comprising of bath with overhead shower and glass shower screen, pedestal wash hand basin and WC, tiled flooring, fully tiled walls, contemporary spot lights, wall mounted towel heater, extractor fan, access to loft space.



Cupboard

Houses hot water cylinder, space for storage.

Other Details

Council tax band - A (£1,389.00 per annum)

Tenure - Leasehold (Service charge / ground rent is £60.00 per month).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	