

# 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

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





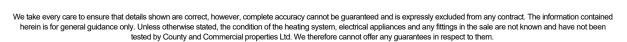














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# **Communal Entrance**

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 ).



