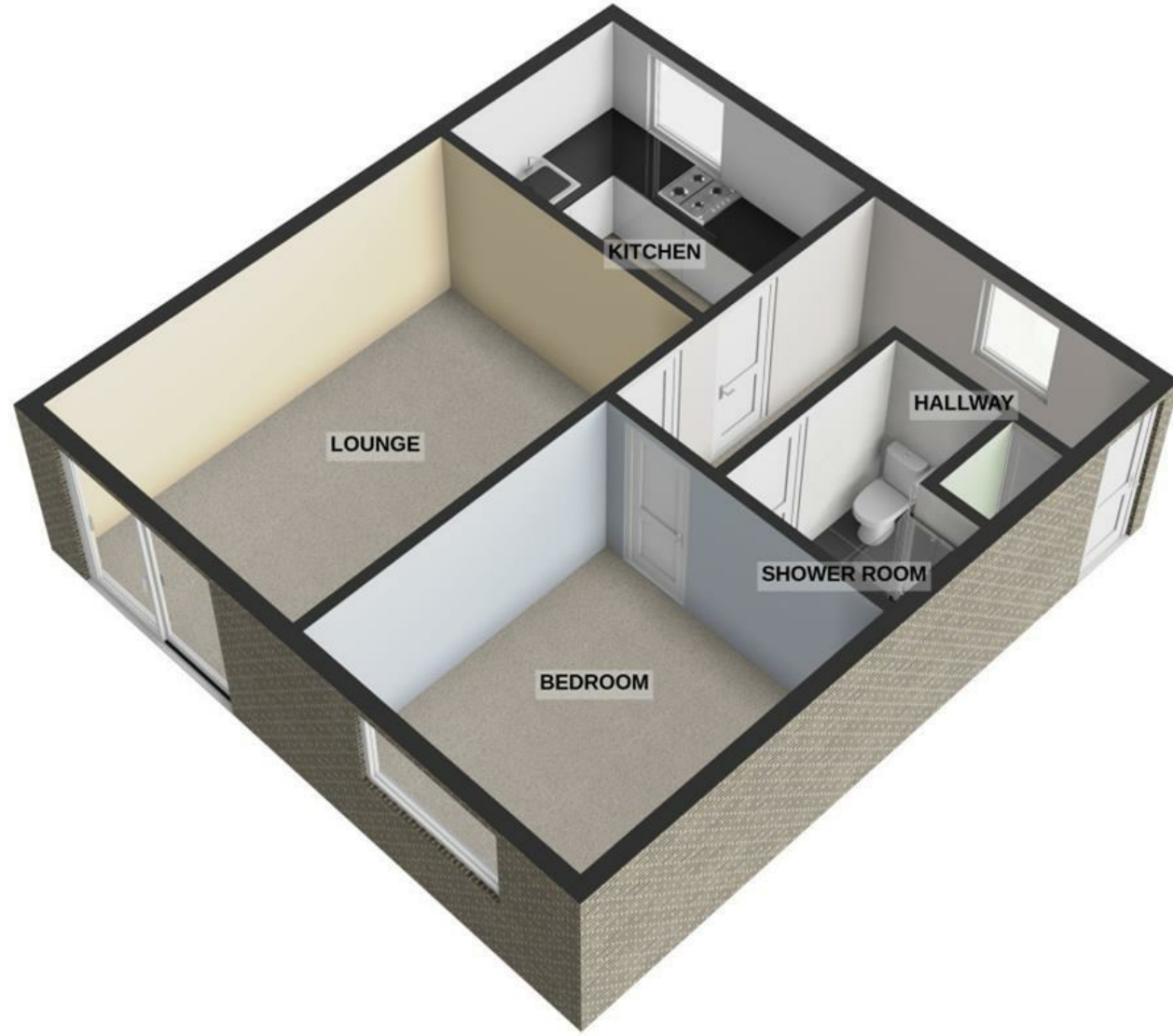


45.8 sq.m. (493 sq.ft.) approx.



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

FAIRLAWN ROAD, LYTHAM ST. ANNES FY8 5PD

ASKING PRICE £149,950

- MODERN PURPOSE BUILT FIRST FLOOR UNFURNISHED APARTMENT - SITUATED IN THIS MOST PRESTIGIOUS AND PRIVATE OF DEVELOPMENTS
- ONE BEDROOM - LOUNGE WITH JULIETTE BALCONY - KITCHEN - SHOWER ROOM
- LOCATED VERY CLOSE TO LYTHAM GREEN AND THE SEA FRONT
- ENERGY RATING C - NO CHAIN



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

Key coded and gated entrance from Fairlawn Road, beautifully landscaped communal gardens and pathway leading to main entrance of The Gatehouse.

The Gatehouse Entrance

Double glazed communal main entrance door leads into bright and spacious hallway, stairs lead to the first floor.

First Floor Entrance to Apartment Three

Solid timber main entrance door leads into;

Hallway

UPVC double glazed window to side elevation, skirting boards, burglar alarm, contemporary halogen spotlights, radiator, cloak cupboard, doors lead to;

Kitchen

10'5 x 6'4

Tiled floor throughout, double glazed window to rear elevation with fitted venetian blinds, range of modern wall and base units with laminate work surfaces and splash back tiling, integrated appliances include: fridge freezer, oven/grill, slimline dishwasher, four ring gas hob with illuminated overhead extractor fan, washer/dryer, microwave and stainless steel sink and drainer, radiator.

Shower Room

6'10 x 5'5

Tiled floor and walls, three piece contemporary white suite comprising of: WC, pedestal wash hand basin and shower cubicle with mains powered shower, halogen spotlights, wall mounted heated towel rail.

Bedroom

11'10 x 10'7

Double glazed window to front elevation with fitted venetian blinds, skirting boards, TV point, telephone point, radiator, loft hatch providing access to loft storage area.

Lounge

Large bright reception room with double glazed sliding doors giving access to Juliette balcony, skirting boards, TV point, two telephone point, radiator.

Other Details

Tenure - Leasehold

Maintenance Charges: £1,696.78 per annum

Ground Rent: £250.00 per annum

Council Tax Band B (£1,681.41 per annum)

Energy Rating C

**** PETS ARE ALLOWED ****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(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	