

38.0 sq.m. (409 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

19 ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 1TA

£59,000

- RECENTLY REDOCRATED THROUGHOUT THIS COMPACT SECOND FLOOR APARTMENT IS AVAILABLE WITH NO CHAIN
- IDEAL FOR A VARIETY OF BUYERS SEEKING A TOWN CENTRE RESIDENCE
- LOCATED IN THE HEART OF ST ANNES CLOSE TO THE SEA FRONT AND LOCAL AMENITIES
- LOUNGE, KITCHEN, ONE BEDROOM, SHOWER ROOM, PARKING AT THE REAR ON A FIRST COME FIRST SERVE BASIS



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

Entry through a UPVC double glazed door with opaque glass inserts, leads into:

Communal Hallway

Cupboard housing the meters, stairs lead to the second floor apartment.

Entrance to Flat Four

Wooden door with opaque glass inserts, stairs lead to:

Hallway

Opaque skylight, telephone point, 'Mytek' wall mounted electric heater, space for additional storage on lower landing, heat and smoke sensors on landing, doors lead to the following rooms:

Bedroom

16'0 x 7'07

UPVC double glazed window to the front, 'Mytek' wall mounted electric heater.

Lounge

15'10 x 8'05

UPVC double glazed window to the front, television point, fire place with wooden mantel piece and decorative tiles, 'Mytek' wall mounted electric heater, access to attic storage space which contains header tank.

Shower Room

5'11 x 4'08

Two UPVC double glazed opaque windows to the side, three piece white suite comprising of: WC, pedestal wash hand basin, shower cubicle with mains plumbed shower, laminate flooring.

Kitchen

8'01 x 6'06 to the widest point

UPVC double glazed window to the rear, laminate work surface, stainless steel single bowl sink, free standing



electric cooker, space for fridge freezer and washing machine (however plumbing is needed for a washing machine), extra storage cupboard (under window), storage cupboard housing water tank, laminate flooring.

Other Details

Leasehold - Residue of 999 years

Maintenance charges - £54.50 (per annum) Fire

System - approx £200.00 (per annum) Buildings

Insurance

Ground rent - £30.00 (per annum)

Council Tax Band - A (£1,533.06 per annum)

Energy Rating: D

The property is newly carpeted throughout.

Parking to the rear on a first come first serve basis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77