

88.2 sq.m. (949 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

WOODLANDS VIEW, LYTHAM ST. ANNES FY8 4EF

ASKING PRICE £159,995

- WELL PRESENTED FIRST FLOOR PURPOSE BUILT APARTMENT OFFERED WITH NO CHAIN - IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR
- MODERN LOUNGE/DINING KITCHEN - TWO DOUBLE BEDROOMS - PRINCIPLE BEDROOM HAS AN ENSUITE - BATHROOM
- LOCATED CLOSE TO THE CENTRE OF ANSDALL AND WITHIN EASY REACH OF LYTHAM AND ST ANNES TOWN CENTRE
- LANDSCAPED COMMUNAL GARDENS - EXTERNAL VIEWS OVER FYLDE RUGBY CLUB - ALLOCATED PARKING WITH SECURE ELECTRIC GATES - LIFT TO ALL FLOORS - EPC RATING: C



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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Entrance

Communal entrance with stairs and lift to first floor.

Apartment 55 (located at the front of the buildin

Entrance gained via solid timber door leading into;

Hallway

Airing cupboard, storage cupboard, doors to all rooms.

Lounge/Dining Kitchen

24'10 x 13'6

UPVC double glazed windows to front elevation, range of wall and base units in white with black laminate work surfaces, tiled to splash backs, integrated appliances include: fridge, freezer, dishwasher, washing machine, electric oven and hob with illuminated overhead extractor, stainless steel sink/drainer with mixer taps. television, Sky and telephone points, two storage heaters.

Bedroom Two

13'11 x 9'13

UPVC double glazed window to front elevation, fitted wardrobes, storage heater, television point.

Bedroom One

16'1 x 12'3

UPVC double glazed window to front elevation, fitted wardrobes, television and telephone points, storage heater, Door from bedroom to;

En-suite

7'7 x 5'7

Three piece white suite comprising; WC, pedestal wash hand basin, double shower cubicle, tiling to splash backs, shaver socket, extractor fan.

Bathroom

7'7 x 5'7

Three piece white suite comprising; WC, pedestal wash hand basin, bath, tiling to splash backs, wall mounted chrome towel heater.

Outside

Landscaped communal gardens, views over Fylde Rugby Club, allocated parking within secure electric gates.

Other details

Tenure: Leasehold

Leasehold charges: Current Ground Rent: £125.00 per annum

Current Service/Maintenance Charges: £1,645.99 per annum

Council Tax Band D (£2,299.59 per annum)

Energy Rating: C

