



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**ST. ANDREWS ROAD SOUTH, LYTHAM ST. ANNES ASKING PRICE £95,000  
FY8 1YA**

- BRIGHT AND WELL PRESENTED SECOND FLOOR APARTMENT IN SOUGHT AFTER RESIDENTIAL LOCATION MINUTES AWAY FROM THE SEA FRONT - CHAIN FREE
- TWO BEDROOMS - SPACIOUS LOUNGE - THREE PIECE BATHROOM - DINING KITCHEN - EPC RATING: E -
- CONVENIENTLY LOCATED CLOSE TO ST ANNES SQUARE, LOCAL SHOPS AND TRANSPORT LINKS
- IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTORS



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





### Entrance

Entrance gained via composite door with double glazed and stained opaque glass inserts.

### Entrance Vestibule

Dado rail, patterned tile flooring, skirting boards, timber door with opaque glass inserts leads into;

### Entrance Hallway

Staircase leads to the upper floors.

### Entrance to Apartment 3

Door leads from the first floor landing to a staircase leading up to apartment 3.

### Second Floor Landing

Velux window to the rear, wall mounted coat hooks, solid timber door leads into;

### Lounge

18'8 x 10'1  
Large UPVC double glazed window to the front, two radiators, television and telephone points, laminate flooring, space for small dining table and chairs, small cupboard housing the fuse box. Doors leading to the inner hallway and the dining kitchen.

### Dining Kitchen

9'4 x 8'0  
Large UPVC double glazed window to the front, range of wall and base units with matching set of drawers, laminate work surfaces, integrated appliances include: 'Lamona' induction hob with overhead extractor hood and 'Lamona' electric oven, plumbed for a washing machine, space for under counter fridge freezer, part tiled walls, tiled flooring, radiator, space for breakfast table and chairs.

### Inner Hallway

UPVC double glazed opaque window to the side, loft hatch, cupboard housing 'Baxi' gas central heating boiler, laminate flooring, doors to the following rooms;

### Bedroom One

11'2 x 7'3  
Large UPVC double glazed window to the rear, radiator.

### Bedroom Two

11'2 x 5'9  
Large UPVC to the rear, double radiator.

### Bathroom

9'4 x 5'5  
Small UPVC double glazed opaque window to the side, three piece suite comprising of; bathroom with overhead mains powered shower and folding screen, pedestal wash hand basin and WC, tiled walls and floor, heated towel rail.

### Outside

Paved communal garden to the front.

### Other Details

Tenure: Leasehold - Approx 875 years left on the lease  
Ground Rent: £15.00 per annum  
Council Tax Band: A ( £1,513.00 per annum )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		40	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	