



**HOVE ROAD, LYTHAM ST. ANNES
FY8 1SP**

ASKING PRICE £125,000

- WELL PRESENTED FIRST FLOOR PURPOSE BUILT APARTMENT IN HIGHLY CONVENIENT LOCATION - OFFERED WITH NO CHAIN
- TWO DOUBLE BEDROOMS - CONTEMPORARY BREAKFAST KITCHEN - BRIGHT AND SPACIOUS LOUNGE - FOUR PIECE SHOWER ROOM
- WITHIN CLOSE PROXIMITY TO ST ANNES TOWN CENTRE, THE SEA FRONT, LOCAL SHOPS AND GOOD TRANSPORT LINKS
- COMMUNAL GARDENS - GARAGE - EPC RATING: B



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
UPVC double glazed doors to both front and rear leading into;

Communal Hallway
Meter cupboards, staircase leading to first floor landing.

Entrance to apartment 3
Located on the first floor, timber door with opaque glass inserts leading into;

Hallway
Radiator, intercom system, coving, doors to all rooms;

Bedroom One
14'6 x 10'2
Large UPVC double glazed window to front allowing plentiful light, range of fitted wardrobes and overhead storage cupboards, radiator, telephone point.

Bedroom Two
11'3 x 9'8
Large UPVC double glazed window to rear allowing plentiful light, range of fitted wardrobes, radiator.

Shower Room
11'2 x 5'11
UPVC double glazed opaque window to rear, four piece white suite comprising; shower cubicle with overhead electric shower, WC, bidet, pedestal wash hand basin, cupboard housing combination boiler, chrome wall mounted towel heater, tiled walls.

Lounge
14'6 x 13'2
Large UPVC double glazed window to front allowing plentiful light, radiator, television point, coving, ceiling rose.



Breakfast Kitchen
14'6 x 7'3
UPVC double glazed window to rear, recently fitted kitchen which includes: comprehensive range of wall and base units with laminate work surfaces, tiled to splash backs, integrated appliances include: electric oven, induction hob with overhead illuminated extractor and 'Zanussi' fridge and freezer, one and a half bowl stainless steel sink and drainer, freestanding 'Zanussi' washing machine, grey laminate flooring, radiator, coving.

Outside
Communal laid to lawn gardens with plant, tree and shrubs. Single brick built garage with up and over door to the rear.

Other Details
Tenure - Leasehold - Length of lease - 999 years
Tax Band - B (£1,766.00 per annum)
Management charge: £775.00 per annum (includes maintenance of all communal areas, gardening, buildings insurance and ground rent)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	