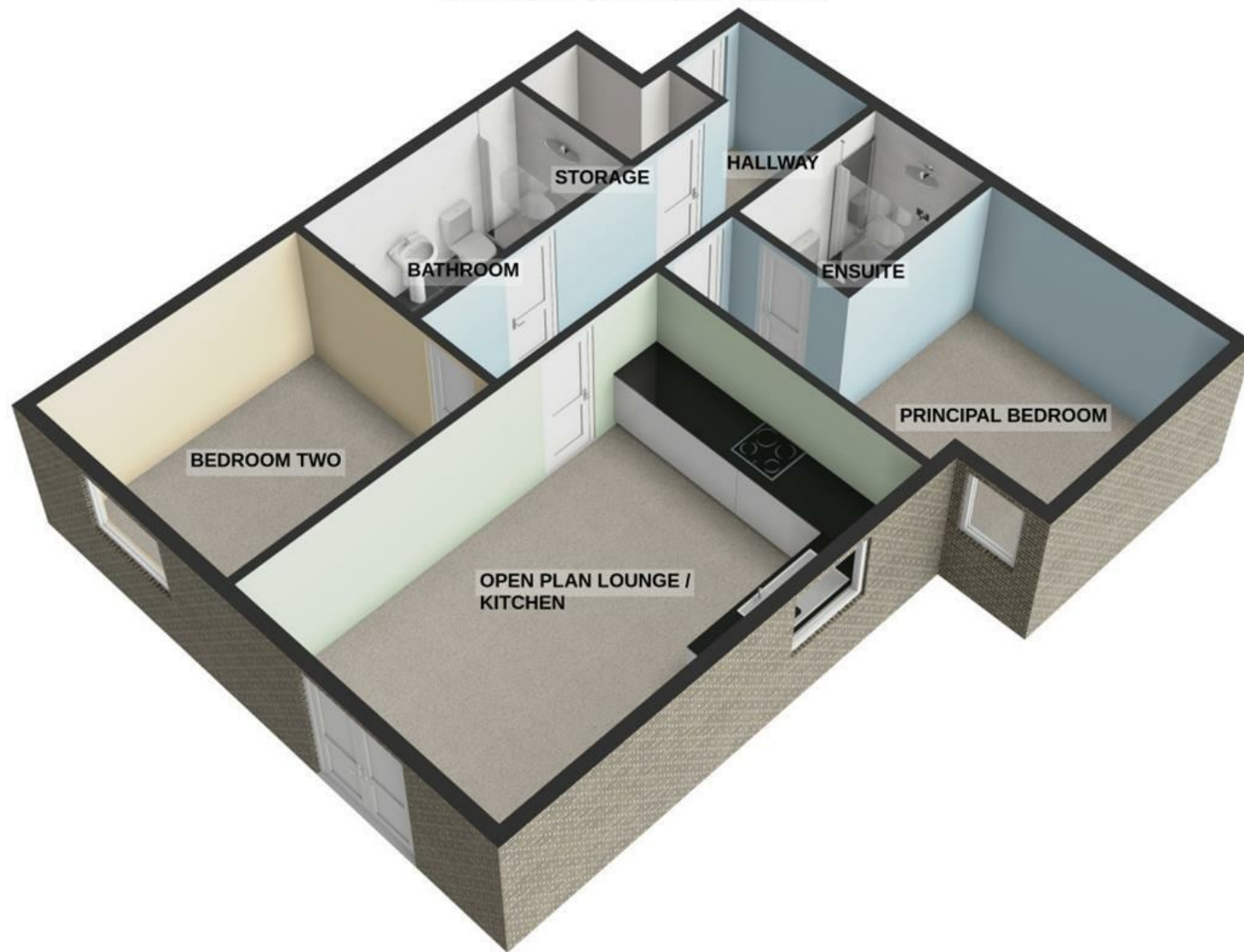


69.9 sq.m. (753 sq.ft.) approx.



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.
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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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FAIRHAVEN ROAD, LYTHAM ST. ANNES FY8 1FQ

ASKING PRICE £195,000

- IMMACULATELY PRESENTED FIRST FLOOR APARTMENT, SITUATED IN A VERY SOUGHT AFTER LOCATION
- JUST A STONE'S THROW AWAY FROM THE PROMENADE, LOCAL TRANSPORT LINKS AND SHOPS

- SPACIOUS OPEN PLAN LOUNGE/KITCHEN WITH BALCONY TO THE REAR - TWO DOUBLE BEDROOMS WITH MODERN EN-SUITE TO PRINCIPLE BEDROOM - FOUR PIECE BATHROOM SUITE
- LIFT ACCESS TO ALL FLOORS - ALLOCATED PARKING SPACE - ENERGY RATING B



2



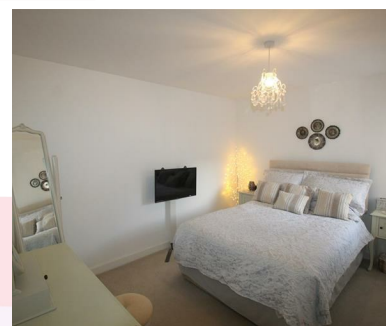
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Communal Entrance

Access to The Atrium is via communal hallway with secure coded and key fob access entrance door. Solid wooden door leading into the hallway, lift access to all floors, carpeted staircase.

Entrance to Apartment 11

Located at the rear of the property is the solid entrance door which leads into the hallway, radiator, doors lead to the following rooms:

Principle Bedroom

16'11 x 11'3
UPVC double glazed window to the rear, radiator, television point, door leading to:

En-Suite

7'6 x 4'11
Modern three piece white suite comprising of: WC, pedestal wash hand basin, shower cubicle with mains plumbed shower, tiled flooring, partly tiled walls, wall mounted heated towel rail.

Storage Cupboard

Spacious storage cupboard with plumbing for a washing machine.

Bathroom

10'5 x 6'3
Four piece white suite comprising of: WC, pedestal wash hand basin, bath, large walk-in shower cubicle with sliding door and mains plumbed shower, tiled flooring, partly tiled walls, recessed spotlights, extractor fan, shaver plug, wall mounted heated towel rail.

Bedroom Two

11'8 x 10'6
UPVC double glazed window with fitted blinds to the rear, radiator, television point.



Open Plan Lounge/Kitchen

19'1 x 12'5
UPVC double glazed French doors with fitted blinds leading out to the small balcony with a glass balustrade to the rear, a further UPVC double glazed window to the side, good range of wall and base units with laminate work surfaces, integrated appliances include: electric oven with grill, four ring induction hob, overhead illuminated extractor fan, stainless steel sink with drainer, space for fridge freezer, space for small table and chairs, tiled flooring, recessed spotlights and wall mounted Combi boiler. The lounge/dining space is carpeted, radiator, television point, telephone intercom.

Other Details

One allocated parking space
Council Tax Band D (£2,299.59 per annum)
Year Built - 2018
Pet Friendly
Tenure/Ground Rent - Leasehold for the remaining 250 year term subject to an annual ground rent of £250.00.
Maintenance - £1,870.98 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	