



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

**ASKING PRICE £99,950**

- BEAUTIFULLY PRESENTED SECOND FLOOR 2 BEDROOM FLAT
- OPEN PLAN LOUNGE/MODERN KITCHEN WITH INTEGRAL APPLIANCES - MODERN BATHROOM - 2 BEDROOMS - DOUBLE GLAZING - COMBINATION BOILER
- CONVENIENTLY LOCATED WITHIN EASY REACH OF ST ANNES TOWN CENTRE, SEA FRONT, SHOPS AND TRANSPORT LINKS
- ENERGY 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

Door to flat three leads into;

#### Hallway

Stairs leading to the second floor landing, large sky light, wall light, chandelier, loft storage, radiator, doors to;

#### Bedroom Two

9'5 x 6'9

UPVC double glazed window to the rear, radiator, spotlights.

#### Bedroom One

11'5 x 8'11

UPVC double glazed window to the rear, radiator, spotlights.

#### Bathroom

5'6 x 5'9

White three piece suite comprising of: bath with overhead shower, vanity wash hand basin with large mirror, WC, tastefully tiled to splash backs, radiator, extractor fan.

#### Open Plan Living / Dining Area

18'6 x 13'4

Spacious, light and airy room with integral window allowing light into hallway, UPVC double glazed window to the front elevation, feature chandelier, fireplace with marble effect surround, backdrop and hearth, radiator, television point and telephone points, open plan to;

#### Kitchen

Modern range of wall and base units with breakfast bar incorporating wine fridge, integrated appliances as follows; dishwasher, oven, 4 ring gas hob with illuminated over head extractor, washing machine, fridge and freezer, stainless steel sink with mixer taps, wall mounted combination boiler, tiled to splash backs, 'Velux' roof window, spotlights.

#### Other details

Tenure: Leasehold

Maintenance Charge £10.00 per month (any additional expenses are split between the 3 owners)

Ground Rent: £150.00 per annum

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

No Parking

Energy Rating: C

#### Energy Efficiency Rating

	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	