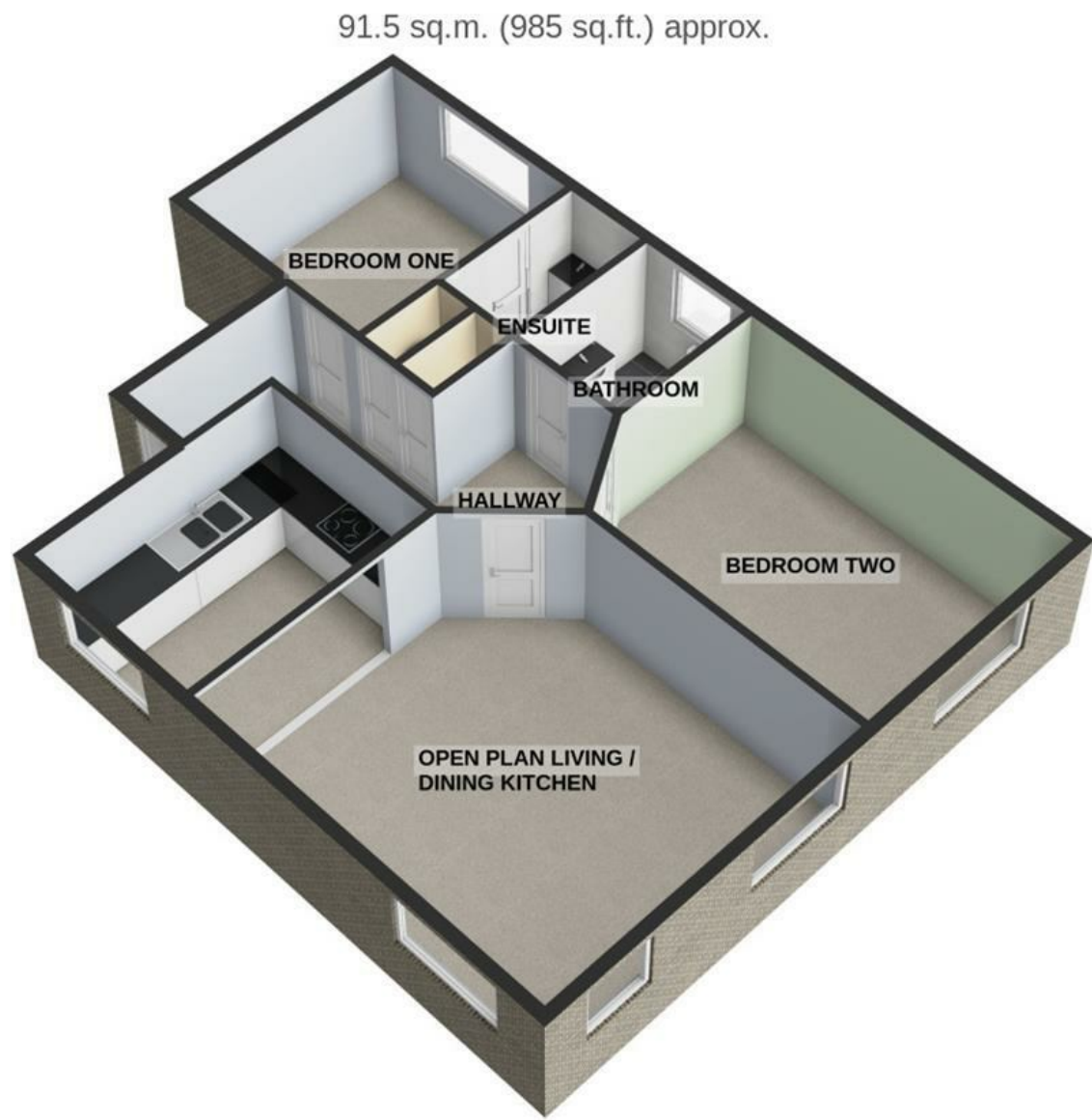




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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KING EDWARD AVENUE, LYTHAM ST. ANNES FY8 1FF

£245,000

- FABULOUS FIRST FLOOR TWO BEDROOM APARTMENT - ONE OF ONLY FOUR WITHIN THIS EXCLUSIVE BLOCK
- JUST A STONES THROW FROM THE BEACH AND FAIRHAVEN LAKE
- CLOSE TO TRANSPORT LINKS, ST ANNES AND ANSDELL TOWN CENTRES
- SUPERB OPEN PLAN LIVING / DINING KITCHEN - ENSUITE AND BATHROOM - ALLOCATED PARKING AND VISITOR PARKING - NO CHAIN



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

Elizabeth Court has its own self contained entrance just off King Edward Avenue, communal entrance door leads into;

Communal Entrance

Well kept communal entrance serving just four apartments, entrance door with security video entry phone system, stairs lead to the first floor. Entrance door to Flat 4 leads into;

Hallway

Hallway with tiled flooring, entry phone system, electric heater, loft access, two good size storage cupboards (one housing water cylinder), doors lead to the following rooms;

Bedroom One

12'10 x 11'10

Double glazed window to rear, fitted blinds, electric heater, fitted wardrobes with mirrored sliding doors, TV point, door leads into;

En Suite

7'6 x 4'3

Three piece white suite comprising of; shower cubicle, WC, vanity wash hand basin, wall mounted mirrored cabinet with overhead spotlights, shaving socket, tiled floor, tiled to splash backs, wall mounted chrome heated towel rail, recessed spotlights, extractor fan.

Bathroom

7'4 x 6'5

Double glazed opaque window to side, fitted blinds, three piece white suite comprising of; bath with overhead shower and glass screen, WC and vanity wash hand basin, wall mounted mirrored cabinet with overhead spotlights, shaving socket, tiled floor, tiled to splash backs, wall mounted chrome heated towel rail, recessed spotlights, extractor fan.



Bedroom Two

16'11 x 9'11

Double glazed window to side, fitted blinds, bright and spacious bedroom, electric heater, TV point.

Open Plan Living / Dining Kitchen

29'01 x 18'11 (to widest point)

Superb open space perfect for modern living with double glazed windows to front and side allowing plentiful light, fitted blinds, alcove for TV with TV point, contemporary feature electric fire with various colour lighting options, tiled flooring, two electric heaters, recessed spotlights, range of wall and base units with black laminate work surfaces, tiled to splash backs, integrated appliances include; one and a half bowl stainless steel sink and drainer, 4 ring electric hob with overhead illuminated extractor, fridge, freezer, dishwasher, washing machine, extractor fan, ample space for dining table and chairs.

Outside

To the front of Queens Manor there is an extensive communal garden area which has been laid to lawn.

There are also a number of additional visitor car parking spaces available.

Other Details

Council Tax Band - C (£2,044.08 per annum)

Tenure - Leasehold

Ground Rent - £250 per annum

Maintenance Charges - £375 per quarter (includes buildings Insurance, general maintenance, gardening and window cleaning).

Number of years left on the lease: 99

EPC Rating - D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	