



LIGHTBURNE AVENUE, LYTHAM ST ANNES  
FY8 1JE

ASKING PRICE £370,000

- \*FANTASTIC INVESTMENT OPPORTUNITY!!!\* BLOCK OF FIVE ONE BEDROOM APARTMENTS SET OVER THREE FLOORS WHICH ARE FULLY TENANTED AND ACHIEVING A GREAT RENTAL INCOME
  - CLOSE TO THE SEA FRONT, LOCAL SHOPS AND A SHORT DISTANCE FROM ST ANNES TOWN CENTRE, BARS, RESTAURANTS AND TRANSPORT LINKS
- FLAT TWO BENEFITS FROM IT'S OWN PRIVATE ENTRANCE - OFF ROAD PARKING SPACES AT THE FRONT AND REAR
  - GARAGE TO THE REAR - COMMUNAL PATIO AREA - EPC RATINGS: FLAT 1: E, FLAT 2: E, FLAT 3: D, FLAT 4: D, FLAT 5: D \* FREEHOLD\*

5

5

5

1

1



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





**Communal Entrance**  
Entrance gained via solid timber door which leads into;

**Communal Entrance Hallway**  
Large cupboard housing the electric meters, decorative coving, staircase leading to the first floor landing, door leading into;

**Entrance to Flat One**  
Solid timber door leading into;

**Entrance Vestibule**  
Fuse box, door leading into;

**Open Plan Kitchen / Lounge**  
16'2 into the bay x 12'3 at widest point  
Large UPVC double glazed walk in bay window to the front, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood, integrated 'Logik' electric oven, washing machine, fridge freezer, vinyl flooring, skirting boards, decorative coving.

**Bedroom**  
11'4 into the bay x 10'6 at widest point  
Double bedroom with large UPVC double glazed bay window to the rear, wall mounted electric storage heater, skirting boards, decorative coving, door leading into;

**En-Suite Shower Room**  
6'5 x 3'2  
Three piece white suite comprising of; shower cubicle with overhead electric shower,, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan, coving.

**First Floor Landing**  
Split level landing, decorative coving, skirting boards, staircase leading up to the second floor landing, doors leading to both first floor apartments.

**Entrance To Flat Three**  
Located at the rear,solid timber door leading into;

**Hallway**  
Entry phone, fuse box, doors lead to the following rooms;

**Bedroom**  
10'10 x 6'9  
Double bedroom with UPVC double glazed opaque window to the side, wall mounted electric storage heater, skirting boards, door leading into;

**En-Suite Shower Room**  
6'10 x 2'5  
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan.

**Open Plan Kitchen / Lounge**  
13'5 x 10'1  
Large UPVC double glazed window to the rear, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, tiled to splash backs, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood,



integrated 'Logik, electric oven, fridge freezer, vinyl flooring, skirting boards, coving.

**Entrance to Flat Four**  
Located at the front, solid timber door leads into;

**Hallway**  
Fuse box, skirting boards, set of doors leading into;

**Open Plan Kitchen / Lounge**  
17' at widest point x 16'6 into the bay  
Large UPVC double glazed walk in bay window to the front, further UPVC double glazed window to the front, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood, integrated 'Logik' electric oven, fridge freezer, space for dining table and chairs, extractor fan, vinyl flooring, skirting boards, decorative coving, door leading into;

**Bedroom**  
13'4 at widest point x 10'7 at widest point  
Double bedroom with UPVC double glazed window to the rear, wall mounted electric storage heater, skirting boards, decorative coving, door leading into;

**En-Suite Shower Room**  
7' x 3'3  
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan, decorative coving.

**Second Floor Landing**  
Large Velux window to the rear, skirting boards, decorative coving, stairs leading up to entrance door for flat five.

**Entrance To Flat Five**  
Solid timber door leads into;

**Hallway**  
Fuse box, skirting boards, doors to the following rooms;

**Bedroom**  
10'9 x 8'4  
Double bedroom with UPVC double glazed window to the side, wall mounted electric storage heater, skirting boards, door leading into;

**En-Suite Shower Room**  
9'10 x 3'2  
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan.

**Open plan Kitchen / Lounge**  
17'2 at widest x 13'6  
Large UPVC double glazed window to the front, velux window to the front, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, electric hob with overhead illuminated extractor hood, integrated 'Logik' electric oven, fridge freezer, space for dining table and chairs, vinyl flooring, skirting boards, decorative coving.



**Entrance To Flat Two**  
Located at the rear of the building, the apartment is accessed via private solid timber door with glass inserts to the side leads into;

**Entrance Vestibule**  
Fuse box, doors leading into the following rooms;

**Open Plan Kitchen / Lounge**  
13'4 x 10'2  
Large UPVC double glazed window to the rear, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood, integrated electric oven, fridge freezer, space for dining table and chairs, vinyl flooring, skirting boards, decorative coving.

**Bedroom**  
10'1 x 9'11 at widest point  
UPVC double glazed window to the side, wall mounted electric storage heater, skirting boards.

**En-Suite Shower Room**  
6'7 x 5'6  
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan, wall mounted mirror, wall mounted chrome towel holder.

**Garage**  
17'3 x 10'  
Accessed via up and over door. External water tap. The garage is currently used for landlord storage space and isn't used by any of the tenants.

**Outside**  
Off road parking space for one car, this currently belongs to flat two. To the rear is a patio area.

**Other Details**  
Tenure: Freehold  
Council Tax Band: A (£1,533.06 per flat, per annum)

- \* The rental income is £31,080,00 per annum
  - \* The property has recently had a new fire alarm system installed
  - \* The property was renovated and converted into 5 flats in 2018 and is listed as one title
  - \* Three phase electric installed at the time of the renovations
  - \* Each flat is registered with separate addresses and have their own electric and water meters
- The property benefits from a new roof and double glazing



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