



ST. GEORGES ROAD, LYTHAM ST. ANNES
FY8 2EU

ASKING PRICE £250,000

- BEAUTIFULLY PRESENTED THIRD FLOOR PURPOSE BUILT APARTMENT WITH DISCREET SEA VIEWS LOCATED IN THE HEART OF ST ANNES AND WITHIN A SHORT WALK TO THE BEACH
- CONVENIENTLY CLOSE TO GOOD TRANSPORT LINKS, LOCAL SHOPS, BARS AND RESTAURANTS
- BRIGHT & SPACIOUS LOUNGE - TWO DOUBLE BEDROOMS WITH EN-SUITE TO THE PRINCIPAL BEDROOM - THREE PIECE BATHROOM - BREAKFAST KITCHEN - DINING LOUNGE
- COMMUNAL GARDEN TERRACE - EPC RATING: TBC



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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Communal Entrance

Accessed via a security entry fob system, stairs and lift to all floors. The communal roof terrace is accessed from the first floor.

Entrance to Apartment 28

Solid timber door leading into;

Entrance Hall

Security entry phone system, walk-in storage cupboard with Vent-Axia ventilation system, 'Ariston' combi boiler and consumer unit, doors leading into the following rooms;

Bedroom One

20'11 x 12'7
UPVC double glazed sash window to the side with discreet sea views, radiator, fitted wardrobes, door leads into;

En-Suite Shower Room

6'6 x 4'10
Three piece white suite comprising of; overhead mains powered shower in large step in cubicle, wall hung wash hand basin and WC, wall mounted heated towel rail, wall mounted cabinet, part tiled walls, recessed spotlights, extractor vent, tile effect vinyl flooring.

Breakfast Kitchen

9'10 x 8'6
Large UPVC double glazed sash window to the side with discreet sea views, good range of contemporary wall and base units, 'Quartz' work surfaces with one and half stainless steel bowl sink and drainer, integrated appliances include: 'Lamona' induction hob, overhead illuminated extractor hood, 'Neff' electric oven, 'Bosch' dish washer, 'Beko' washing machine and fridge freezer, radiator, recessed spotlights, grey wood effect vinyl flooring, space for breakfast table and chairs, extractor vent.



Dining Lounge

17'3 x 16'6
A great sized living room with five UPVC double glazed sash windows to the front and side with discreet sea views, low level radiator, television and telephone points, exposed brick surround within wooden fireplace with space for freestanding electric fire, space for dining table and chairs, recessed spotlights, extractor vent.

Bedroom Two

11'6 x 10'3
UPVC sash window to the front, radiator, extractor vent.

Bathroom

7'2 x 6'4
Three piece white suite comprising of; bath with shower attachment, wall hung wash hand basin and WC, heated towel rail, part tiled walls, wood effect vinyl flooring, recessed spotlights, extractor vent.

Roof Terrace

Fantastic large south facing private communal roof terrace which has been paved, providing a brilliant outdoor entertaining space. External lighting and water.

Other Details

Tenure: Leasehold
Service Charge: £215.81 per month.
Ground Rent: £200.00 per annum.
Council Tax Band: C (£2,122.00 per annum)

**** There is no parking with the apartment, however, there is parking available at Sainsburys supermarket and at the NCP car park at a cost, both of which are a short walk away from the building ****



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