



REAR OF WOODLANDS ROAD, LYTHAM ST. ANNES ASKING PRICE £97,500
FY8 4BX

- DECEPTIVELY SPACIOUS AND IMMACULATELY PRESENTED GROUND FLOOR APARTMENT WHICH HAS RECENTLY BEEN REFURBISHED THROUGHOUT - NO CHAIN INVOLVED
 - LOCATED IN THE HEART OF ANSDALL TOWN CENTRE CLOSE TO LOCAL SHOPS, RESTAURANTS, TRANSPORT LINKS AND A STONES THROW AWAY FROM FAIRHAVEN LAKE
- DOUBLE BEDROOM - GOOD SIZED LOUNGE - MODERN KITCHEN - THREE PIECE BATHROOM
 - OFF ROAD PARKING - PRIVATE GARDEN - SECURE GATED ENTRANCE - EPC RATING: E

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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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Entrance

Located at the rear of the building the apartment is accessed via a private composite outer door leading into;

Entrance Vestibule

Recessed spotlights, wall mounted coat hooks, door leading into the lounge and doorway leading into;

Kitchen

10'7 x 5'9 at widest point
UPVC double glazed window to the front, contemporary fitted kitchen comprising of; good range of wall and base units, wooden work surfaces, stainless steel sink and drainer, tiled to splash backs, 'Lamona' induction hob with overhead illuminated extractor hood, integrated 'Lamona' electric oven, freestanding 'Beko' fridge freezer, freestanding 'Beko' washing machine, wall mounted 'Pro Elec' electric heater, extractor fan, recessed spotlights, tile effect vinyl flooring,

Lounge

12'8 x 12'0
UPVC double glazed window to the side, wall mounted 'Pro Elec' electric heater, television and telephone points, recessed spotlights, dado rail, coving, cupboard housing the stopcocks, door leading into;

Bedroom

14'11 x 12'0 at widest point
UPVC double glazed window to the front, wall mounted 'Pro Elec' electric heater, television point, cupboard housing the fuse box, recessed spotlights, dado rail, step up into;

Bathroom

13'8 x 5'11
Accessed via solid timber door, three piece white suite comprising of; bath with overheard mains powered shower, pedestal wash basin and WC, wall mounted



towel heater, part tiled walls, tile effect vinyl flooring, recessed spotlights, extractor fan, cupboard housing hot water cylinder which also provides plentiful storage space.

Outside

Outside the property is mostly laid with gravel providing parking space for 2 vehicles, to the side is laid with artificial grass providing garden space, there is also an external water tap and gates to the rear.

Other Details

Tenure: Leasehold
Service Charge: £370.00 per annum which covers the ground rent, parking and buildings insurance. If there are any other maintenance works required the cost of the works is split between all the owners.
Number of years left on the lease: 970
Council Tax Band: A (£1,513.00 per annum)

**** The apartment could be rented out and was previously generating a yield of 8% ****

**** The white goods are included in the sale ****

