



ST. THOMAS ROAD, LYTHAM ST. ANNES
FY8 1JL

£220,000

- WELL PRESENTED GROUND FLOOR APARTMENT, IDEAL FOR A VARIETY OF BUYERS AND OFFERED WITH NO FORWARD CHAIN
- TWO BEDROOMS - TWO RECEPTION ROOMS - KITCHEN WITH UTILITY SPACE
- SITUATED IN A DESIRABLE LOCATION, JUST A SHORT WALK TO ST ANNES SQUARE, THE SEA FRONT AND LOCAL TRANSPORT LINKS
- SHOWER ROOM AND SEPARATE WC - LARGE BASEMENT - FRONT GARDEN AND LARGE REAR GARDEN



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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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Communal Entrance

Wood double door with glass inserts, leads into:

Communal Porch

Original tiled floor and solid wood door with stained glass leaded inserts, leads into:

Communal Hallway

Stairs lead to upper floors.

Entrance to Ground Floor Apartment

Wooden door with opaque glass inserts, leads into:

Entrance Hall

24'02 x 12'04

Original skirting boards, cornice, panlleing and storage cupboard housing the consumer unit and electric meter, original stained glass leaded window, two radiators, doors lead to the following rooms:

Basement

The very large basement covers most of the ground floor footprint and provides a plentiful storage space. The basement also features the original lime stone table.

Lounge

17'07 x 14'11

UPVC double glazed bay window to the front allowing plentiful light, original door, skirting boards, picture rail and cornice, feature fire place with wooden surround, tiled back drop and hearth, housing cast iron decorative fire, (PLEASE NOT THAT THIS IS NOT A WORKING FIRE), television and telephone points, two radiators.

Bedroom One

17'06 x 14'2

Great sized bedroom with UPVC double glazed bay window to the front and further UPVC window to the side, original door, skirting boards and cornice, two radiators.



Shower Room

6'08 x 5'03

UPVC double glazed opaque window to the side, original door, modern two-piece white suite comprising of: walk in shower cubicle with waterfall shower and further shower attachment, vanity wash hand basin with cupboard underneath, wall mounted heated towel rail, fully tiled walls, plastic composite ceiling covering with recessed spotlights, tiled flooring.

Bedroom Two

9'09 x 8'09

UPVC double glazed window to the rear, original skirting boards and door, radiator.

WC

5'06 x 2'11

UPVC double glazed opaque window to the rear, original skirting boards and door, modern two-piece white suite comprising of: WC, vanity wash hand basin with cupboard underneath, fully tiled walls, composite plastic ceiling covering with recessed spotlights, tiled flooring.

Dining Room

13'09 x 10'11

UPVC double glazed window to the rear, original door, restored floorboards, storage cupboard, panelled wall and skirting boards, solid wood mantel piece, telephone point, radiator.

Kitchen

8'08 x 8'0

UPVC double glazed door with opaque glass insert leading to the rear garden, further UPVC window to the side, original skirting boards, modern wall and base units with laminate work surfaces, stainless steel sink and drainer, space for a cooker, under unit slimline dishwasher and fridge/freezer, tiled to splashbacks, tiled flooring, archway to:



Utility Space

UPVC double glazed opaque window to the rear, matching floor to ceiling cupboard, laminate worksurface, plumbed for washing machine and space for tumble dryer, boiler.

Outside

Great sized rear garden with Indian stone path and patio area with ample space for table and chairs, part laid to lawn with well-established shrub and planting borders, attached brick-built outhouse for storage, secure gate providing access to the rear access road.

There are two further brick-built outhouses at the bottom of the garden which are currently being used by the other two owners in the building. Access is permitted to the outhouses through the rear garden.

The front garden is mainly laid to lawn with shrub and tree borders and a side gate providing access to the rear.

Other Details

Tenure: Leasehold - 860 Remaining
Ground Rent: £3.33 per annum
Council Tax Band: B (£1,876.99 per annum)
Energy Rating: TBC

Please note that any maintenance issues are dealt with jointly via an informal agreement.



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