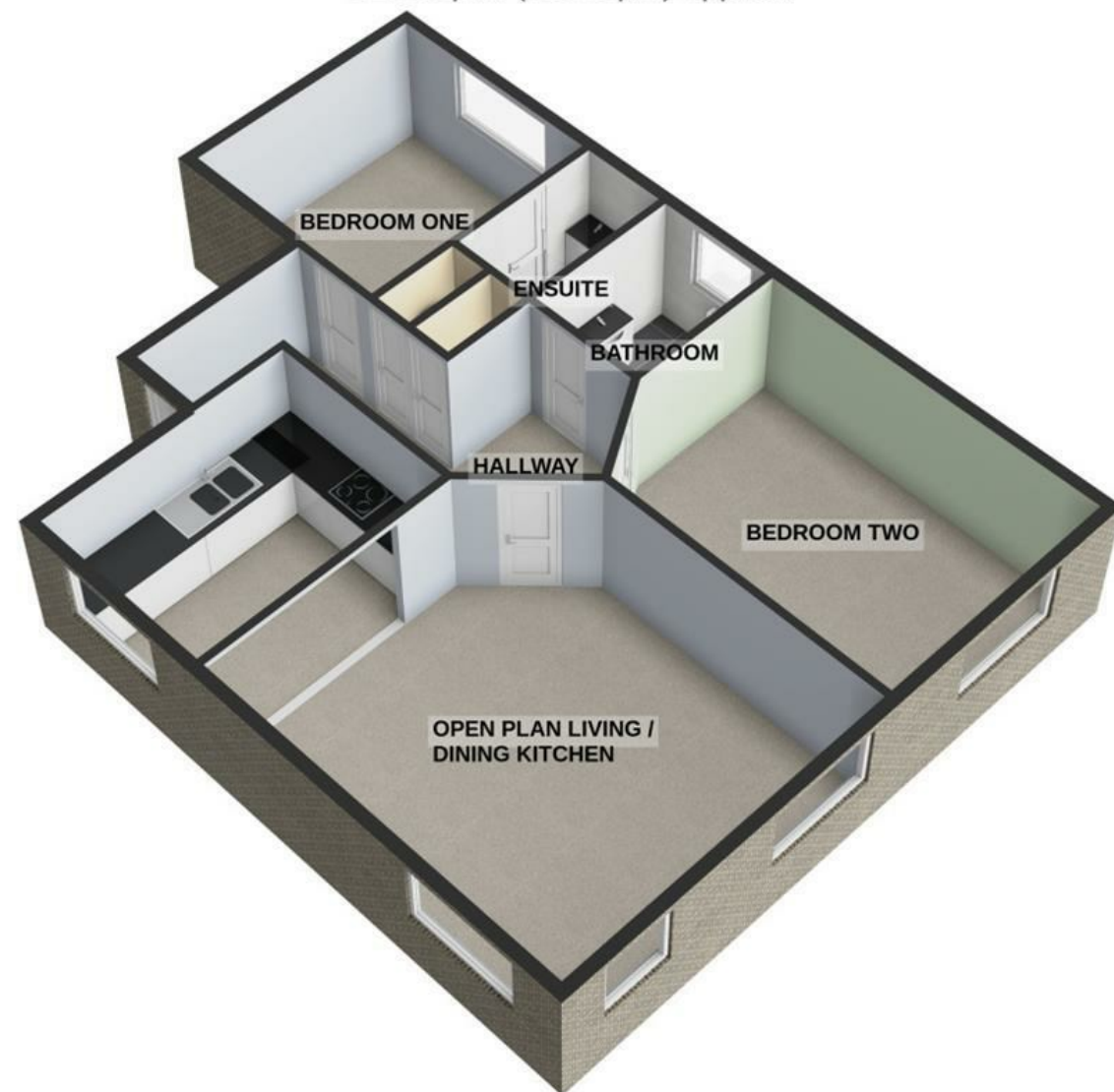


91.5 sq.m. (985 sq.ft.) approx.



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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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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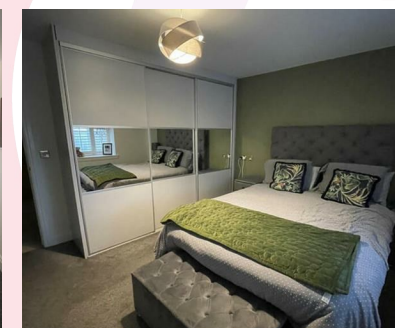
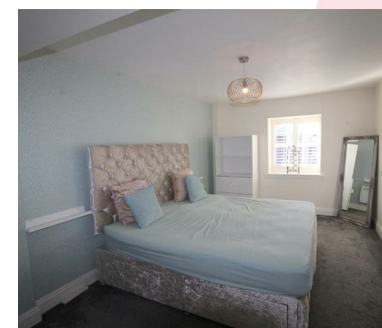
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ELIZABETH COURT, LYTHAM ST. ANNES FY8 1FD

AUCTION GUIDE
£190,000

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



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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, washer/dryer, 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: 135

EPC Rating - E

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.



An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

