



LIGHTBURNE AVENUE, LYTHAM ST ANNES
FY8 1JE

GUIDE PRICE £275,000

- *IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE - BEING SOLD VIA 'SECURE SALE'*FANTASTIC INVESTMENT OPPORTUNITY*
- ACHIEVING A GREAT RENTAL INCOME OF £31,320 PER ANNUM (11.39% YIELD)
- 5 ONE BEDROOM APARTMENTS SET OVER THREE FLOORS WHICH ARE FULLY TENANTED
- FLAT TWO BENEFITS FROM IT'S OWN PRIVATE ENTRANCE - OFF ROAD PARKING SPACES AT THE FRONT AND REAR - GARAGE - COMMUNAL PATIO AREA *FREEHOLD*



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
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 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
- * EPC ratings: Flat 1: E, flat 2: E, flat 3: D, flat 4: D, flat 5: D
- * The flats are achieving the following rents:



- * Flat 1 - £550pcm
- * Flat 2 - £550pcm
- * Flat 3 - £480pcm
- * Flat 4 - £550pcm
- * Flat 5 - £550pcm

Auctioneers Additional 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 nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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.



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	