

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. Made with Metropax © 2020

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.

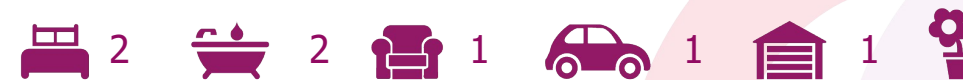


7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



## ST. LEONARDS ROAD WEST, LYTHAM ST. ANNES ASKING PRICE £179,950 FY8 2PF

- DECEPTIVELY SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT - LOCATED CLOSE TO ST ANNES SQUARE, SEA FRONT AND TRANSPORT LINKS
- GREAT SIZED FULL HEIGHT COMMUNAL BASEMENT - OFF ROAD PARKING - SINGLE DETACHED GARAGE
- LARGE BRIGHT AND AIRY LOUNGE - GALLEY KITCHEN - FAMILY BATHROOM - CONTEMPORARY WET ROOM - TWO DOUBLE BEDROOMS
- OFFERED WITH NO FORWARD CHAIN - ENERGY RATING D







**Private Entrance**  
UPVC double glazed door with UPVC double glazed opaque window to the side, laminate flooring, radiator, stairs lead up to:

**Hallway**  
25'06 x 5'11  
Original skirting boards and cornice, three radiators, doors lead to the following rooms:

**Lounge**  
17'7 x 13'1  
UPVC double glazed leaded bay window to the front, original skirting boards and cornice, space for a small dining table and chairs, two double radiators, television and telephone points.

**Bedroom One**  
12'04 x 10'01  
UPVC double glazed window to the side, original skirting boards, double radiator.

**Family Bathroom**  
11'10 x 4'03  
UPVC double glazed opaque window to the side, three piece white suite comprising of: WC, pedestal wash hand basin, bath with hand held shower attachment, half tiled walls, radiator, laminate flooring, recessed spotlights.

**Shower/Wet Room**  
9'08 x 2'04  
Contemporary wet room with WC, pedestal wash hand basin, mains plumbed shower, fully tiled walls, tiled flooring with underfloor heating, extractor fan, recessed spotlights.

**Bedroom Two**  
11'11 x 11'05 to the widest point  
UPVC double glazed window to the side, original skirting boards, double radiator, television point.



**Kitchen**  
13'11 x 5'10  
UPVC double glazed door and window to the rear, providing access to the communal rear garden, good range of wall and base units with hardwood work surfaces, integrated appliances include: 'Lamona' four ring gas hob, 'Lamona' electric oven and grill, overhead illuminated extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for under unit fridge/freezer, radiator, vinyl flooring, recessed spotlights.

**Outside**  
The front garden belongs to the ground floor apartment, the driveway is communal and provides off road parking for one car. To the rear there is a communal low maintenance garden and a detached single brick built garage which has power and lighting.

**Other Details**  
The very large communal full height basement covers the whole footprint of the ground floor apartment.

Currently used as an Air BnB/holiday home (generating an income of up to £15,000 per annum).

Tenure: Leasehold  
Ground Rent: £12.00 per annum  
Council Tax Band B (£1,788.57 per annum)  
Energy Rating: D

