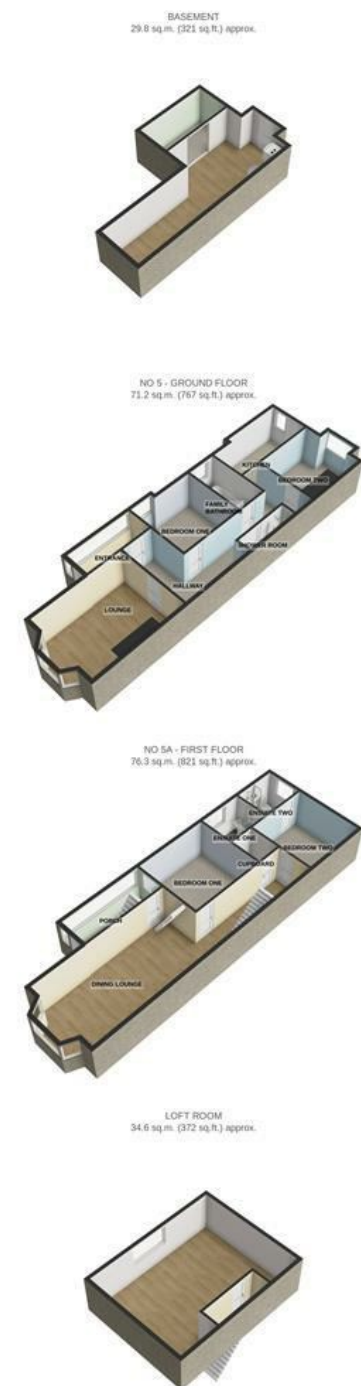




For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropax © 2020

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 £359,000 FY8 2PF

- GREAT OPPORTUNITY TO PURCHASE A DECEPTIVELY SPACIOUS SEMI DETACHED PROPERTY CONSISTING OF 2 TWO BEDROOM APARTMENTS
- GREAT SIZED FULL HEIGHT COMMUNAL BASEMENT - OFF ROAD PARKING - SINGLE DETACHED GARAGE - OFFERED WITH NO FORWARD CHAIN
- PLENTY OF POTENTIAL TO RECONFIGURE BACK INTO A FAMILY HOME OR UTILIZE THE APARTMENTS FOR RENTAL INCOME PURPOSES
- LOCATED CLOSE TO ST ANNES SQUARE, SEA FRONT AND TRANSPORT LINKS





Entrance to 5
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 '510
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.

Entrance to 5a
Steps lead up to UPVC door with double glazed glass inserts with matching window to the side leading into;

Entrance Porch
Large UPVC double glazed opaque window to the side, stairs lead up to door leading into;

Entrance Vestibule
Cupboard housing the water meter which also provides storage space, stairs leading up to;

Dining Lounge
24'4 x 13'1
Large UPVC double glazed walk in bay window to the front, UPVC double glazed window to the side, three radiators, television point, space for dining table and chairs, skirting boards, coving.

Hallway
Stairs leading to large loft room with UPVC double glazed window to the side and potential to be a third double bedroom, cupboard providing plentiful storage space which has potential to be a separate WC, doors to the following rooms;

Bedroom One
14'9 x 12'4
UPVC double glazed and leaded window to the front, large radiator, television point, skirting boards.

En-suite Shower Room One
6'8 x 5'9
Large UPVC double glazed opaque window to the side, three piece white suite comprising of; overhead mains powered shower with further shower attachment in large shower cubicle, pedestal wash hand basin and WC, wall mounted heated towel rail, recessed spotlights, tiled walls, tiled floor.

Bedroom Two
10'11 x 10'8
Large UPVC double glazed window to the rear, large radiator, television point, skirting boards, door leading into;



En-suite Shower Room Two
6'9 x 5'4
Large UPVC double glazed opaque window to the rear, three piece white suite comprising of; overhead mains powered shower with further shower attachment in large shower cubicle, pedestal wash hand basin and WC, wall mounted heated towel rail, recessed spotlights, tiled walls, wood effect laminate flooring.

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.

The ground floor apartment is 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)
The EPC rating for the ground floor apartment is: D
The EPC rating for the first floor apartment is: E

