



37 ST. ANNES ROAD EAST, LYTHAM ST. ANNES  
FY8 1BU

ASKING PRICE £190,000

- SECOND FLOOR APARTMENT WITHIN THE PRIORY COURT DEVELOPMENT IN SOUGHT AFTER LOCATION - RECENTLY RENOVATED AND PRESENTED TO A HIGH STANDARD THROUGHOUT
  - CONVENIENTLY CLOSE TO ST ANNES TOWN CENTRE, ST ANNES SEA FRONT, GOOD RANGE OF SHOPS, BARS AND RESTAURANTS, PLUS GOOD TRANSPORT LINKS
- TWO DOUBLE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - CONTEMPORARY FITTED KITCHEN - MODERN THREE PIECE SHOWER ROOM
  - BALCONY - GARAGE - COMMUNAL OFF ROAD PARKING - COMMUNAL GARDEN - NO LIFT - EPC: C

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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

UPVC door with double glazed glass insert leading into;

### Communal Hallway

Letter boxes, intercom entry phone system, CCTV camera, stairs leading to upper floors;

### Entrance to Flat 11

Located on the second floor, door leading into;

### Entrance Vestibule

Wood effect laminate flooring, door leading into:

### Hallway

Entry phone, radiator, cupboard providing plentiful storage space, wood effect laminate flooring, doors to the following rooms:

### Lounge

20'5 x 12'11  
Large UPVC double glazed window to the front allowing an abundance of natural light, two radiators, media wall with wall mounted living flame effect electric fire and several alcoves with lighting, television and telephone points, space for dining table and chairs, wood effect laminate flooring, coving, UPVC door with double glazed inserts leading out to the balcony.

### Kitchen

15'7 x 8'9  
Good range of high gloss soft closing wall and base units, wood effect laminate work surfaces incorporating bowl sink and drainer with mixer tap, integrated appliances include: overhead illuminated extractor hood, 'Lamona' induction hob, 'Lamona' double oven, fridge freezer and washing machine, breakfast bar, radiator, recessed spotlights, tiled walls, tiled flooring, loft hatch, large UPVC double glazed window to the front.



### Shower Room

8'6 x 5'5

Three piece white suite comprising of: overhead mains powered shower within large shower cubicle, vanity wash hand basin and WC, heated towel rail, large cupboard housing 'Glow Worm' combi boiler which also provides storage space, tile effect laminate flooring, tile effect wall paneling, recessed spotlight, UPVC double glazed opaque window to the side.

### Bedroom One

15'4 x 10'4

Large UPVC double glazed window to the rear, radiator, fitted wardrobe with sliding doors.

### Bedroom Two

13'8 x 8'9

UPVC double glazed window to the rear, radiator, fitted wardrobe with mirror fronted sliding doors.

### Outside

Beautifully kept laid to lawn communal garden areas to the front of the building. To the rear are a row of garages and communal off road parking spaces.

### Garage

Single garage to the rear of the building.

### Other Details

Tenure - Leasehold  
Number of years left on the lease: approx 850  
Maintenance Charge: £1,600.00 per annum which includes building insurance, communal cleaning, window cleaning, general maintenance, gardening and ground rent.  
Council Tax Band: C ( £2,145.13 per annum )  
PETS ARE NOT ALLOWED IN THE BLOCK  
PROPERTY CANNOT BE RENTED OR SUB-LET

\* New radiators were fitted in January 2022 during the refurbishment \*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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