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NORTH PROMENADE, LYTHAM ST. ANNES  
FY8 2LZ

BY AUCTION £120,000

- \*\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £120,000 - SPACIOUS ELEVATED TWO BEDROOM GROUND FLOOR PURPOSE BUILT SEA FRONT APARTMENT WITH SEA VIEWS - OFFERED WITH NO CHAIN
- PRIME LOCATION WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE AND TRANSPORT LINKS

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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**  
Steps lead up to covered external porch housing letterboxes and secure intercom entry system. Door leads into;

**Communal Hallway**  
Stairs and lift to upper floors.

**Entrance to Flat 29**  
Solid timber door leads into;

**Hallway**  
Spacious hallway with radiator and intercom, three storage cupboards with shelving, doors lead to the following rooms;

**Open Plan Dining Lounge**  
20'6 x 19'4  
UPVC double glazed doors leading out on the balcony, two radiators, electric fire in a wooden surround with tiled backdrop and hearth, television point, coving, skirting boards.

**Dining Kitchen**  
16'3 x 7'9  
UPVC double glazed windows to the front, good range of base units, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated electric ' Lamona ' induction hob and oven, ' Baxi ' boiler, space for a fridge freezer, plumbed for washing machine, breakfast bar, laminate flooring.

**Bathroom**  
7'8 x 7'8 at widest point  
Two piece green suite comprising; bath with grab rail and pedestal wash basin, mains powered shower in single glazed cubicle, radiator, extractor fan, chrome towel holder, fully tiled walls.

**Separate WC**  
7'8 x 3'5 at widest point  
Two piece grey suite comprising: WC and wall mounted wash hand basin, radiator, fully tiled walls, towel rail, skirting boards.

**Bedroom One**  
15'7 x 10'6  
UPVC double glazed windows to the rear, radiator, fitted wardrobe, skirting boards.



**Bedroom Two**  
15'7 x 9'10  
UPVC double glazed window to the rear, radiator, fitted wardrobe, telephone point, skirting boards.

**Parking**  
Allocated parking to the rear of the building.

**Other Details**  
Council Tax Band - E ( £2,949.55 per annum )  
Tenure: Leasehold  
Maintenance charge: £296.14 per month.  
Ground rent: £26.00 per annum.

**\*\*Please note, there is a section 20 in place for the cladding and some balcony repairs. Please see legal pack for more information.\*\***

**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.

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 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.

