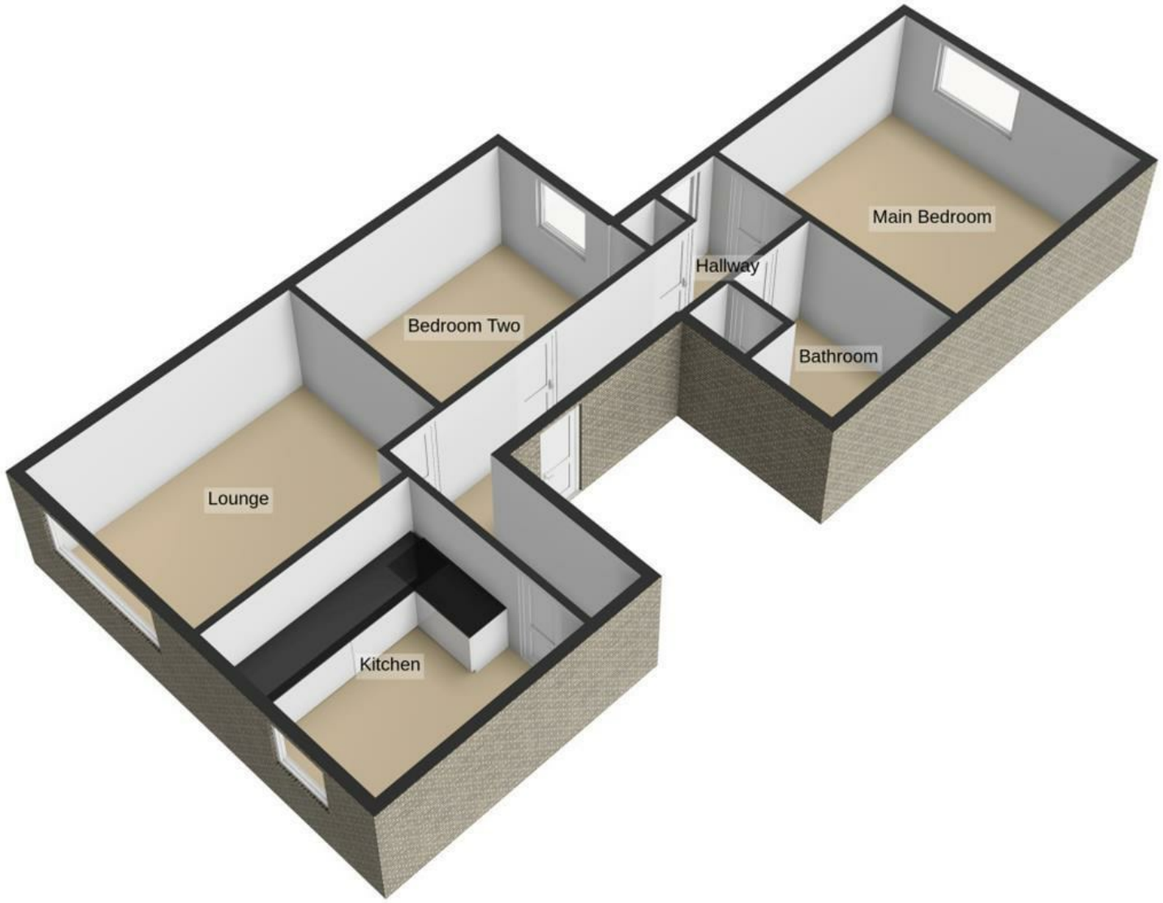
835 sq.ft. (77.6 sq.m.) approx.




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 Metropix © 2026

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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
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COUNTY Estate Agents
St. Annes 01253 711511

# ST. ANDREWS ROAD SOUTH, LYTHAM ST. ANNES FY8 1PZ

## OFFERS OVER £93,000

- DECEPTIVELY SPACIOUS AND WELL PRESENTED FIRST FLOOR CONVERTED APARTMENT IN SOUGHT AFTER RESIDENTIAL LOCATION MINUTES AWAY FROM THE SEA FRONT OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED CLOSE TO ST ANNES SQUARE, GOOD TRANSPORT LINKS, LOCAL SHOPS, SCHOOLS AND GOLF COURSES
- TWO BEDROOMS - BRIGHT AND AIRY LOUNGE - FITTED KITCHEN - THREE PIECE BATHROOM
- COMMUNAL REAR GARDEN - COMMUNAL DRIVE - EPC RATING: C * THE PROPERTY BENEFITS FROM SOLAR PANELS *

2 1 1 0 0

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## Communal Entrance
Composite door with double glazed inserts leading into;

## Communal Porch
Coving, small cupboard, timber door with glass insert leading into;

## Communal Hallway
Wood effect laminate flooring, stairs leading to first floor landing;

## Entrance to Flat 2
Entrance gained via a solid timber door leading into;

## Hallway
Single glazed opaque window to the side, entry phone, skirting, wall mounted electric heater, cupboard housing electric meters and fuse box, doors leading to the following rooms;

## Kitchen
10'11 x 7'4
Good range of wall and base units, laminate work surfaces with incorporated stainless steel sink bowl and drainer, tiled to splash backs, integrated appliances include: induction hob with overhead illuminated extractor hood, electric hob and fridge freezer, plumbed for washing machine, wall mounted electric heater, lino flooring, UPVC double glazed windows to the front.

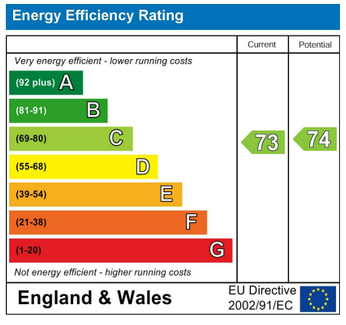
## Lounge
16'1 x 12'2
UPVC double glazed windows to the front, wall mounted electrical heater, television and telephone points, wall mounted lights, skirting boards.

## Bedroom One
15'4 x 10'6
UPVC double glazed window to the rear, wall mounted electric heater, skirting boards.

## Bathroom
6'10 x 6'
Three piece white suite comprising of: bath with overhead electric shower, WC and pedestal wash hand basin, tiled to splash backs, extractor fan, cupboard housing hot water cylinder.

## Bedroom Two
11'4 x 9'9
UPVC double glazing to the rear, wall mounted electric storage heater, skirting boards.

## Outside
Paved pathway bordered by stone chippings and established tree to the front for ease of maintenance. Communal garden to the rear of the property.

## Other Details
Council Tax Band: A
Tenure: Leasehold
Number of years left on the lease: 941
Maintenance charge: Each apartment owner pays £50 a month towards maintenance cost.

* The property can be rented out or used for Air BnB/holiday home purposes.
* The property also benefits from solar panels