

THE HAMLET, LYTHAM ST. ANNES
FY8 3LE

ASKING PRICE £40,000

- GROUND FLOOR STUDIO APARTMENT WITH OPEN VIEWS
- SPACIOUS LOUNGE/BEDROOM - OFF ROAD PARKING
- QUIET RESIDENTIAL AREA HANDY FOR ACCESS TO THE M55



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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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY

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Communal Entrance

Communal hallway with door into Flat 16.

Lounge/Bedroom

17'11 x 9'5

UPVC double glazed window to the front with open views, television point, door into dressing area and large archway to kitchen, wall mounted storage heater.

Kitchen

8'1 x 8

UPVC double glazed window to the side, range of wall and base units with laminate work surfaces, fridge freezer, oven/hob, stainless steel sink/drainер, washing machine, tiled walls and vinyl flooring

Dressing Room

6'0 x 4'4

door into;

Shower Room

5'8 x 4'10

Opaque double glazed window to the side, three piece suite comprising of: WC, vanity wash hand basin with storage beneath, shower cubicle with electric shower, fully tiled walls, vinyl flooring.

Outside

Lawned communal gardens, off road parking space.

Other details

Tenure: Leasehold

Ground Rent: ????????

Council Tax Band - A

Energy Rating - D

