

116.4 sq.m. (1253 sq.ft.) 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.  
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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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WEST BANK AVENUE, LYTHAM ST. ANNES  
FY8 5RB

ASKING PRICE £225,000

- DECEPTIVELY SPACIOUS AND WELL PRESENTED FIRST FLOOR APARTMENT IN A DELIGHTFUL RESIDENTIAL LOCATION IN THE HEART OF LYTHAM
  - CLOSE TO LYTHAM GREEN, SEA FRONT, BARS, RESTAURANTS AND AMENITIES
- THREE BEDROOMS - LARGE LOUNGE - CONTEMPORARY KITCHEN AND BATHROOM
  - ENERGY RATING: D





**Communal Entrance**  
Solid timber traditional communal entrance door leads into;

**Communal Porch**  
Letterboxes, stairs lead to the first floor.

**First Floor Entrance to Apartment Two**  
Traditional timber panelled main entrance door with opaque glass inserts leads into;

**Hallway**  
Built in storage cupboard, two radiators, telephone point, doors lead into;

**Bedroom Three/Study**  
11'1 x 6'6  
UPVC double glazed window to front, built in storage cupboards, radiator.

**Lounge**  
18'10 into the bay x 14'0 into the alcoves  
Large main reception room with large UPVC double glazed walk in bay window to front allowing an abundance of natural light, original features include; skirting boards, picture rail coving and feature fireplace with stone hearth, TV point, telephone point, two radiators.

**Bedroom One**  
15'8 x 14'7 into alcoves  
Large principle bedroom with UPVC double glazed window to rear, original features include; skirting boards and coving, double radiator, telephone point.

**Bedroom Two**  
15'5 into alcoves x 12'7 to the widest point  
UPVC double glazed window to side, double radiator, original cast iron feature fireplace with tiled backdrop and hearth, feature opaque window onto hallway, TV point, telephone point.



**Bathroom**  
10'0 x 6'5  
Two sets of UPVC double glazed opaque windows to side, four piece contemporary white suite comprising of; large shower cubicle with overhead electric shower, large bath with shower attachment, pedestal wash hand basin, WC, vinyl flooring, two sets of built in storage cupboards (one houses the boiler), double radiator, recessed LED spotlights, extractor fan.

**Breakfast Kitchen**  
13'5 x 12'2  
Large bright breakfast kitchen with UPVC double glazed windows to side and rear, comprehensive range of contemporary fitted wall and base units with wood effect laminate work surfaces and under unit lighting, tiled to splash backs, one and a half bowl stainless steel sink and drainer, integrated appliances include; electric oven, four ring halogen hob with overhead illuminated extractor, fridge freezer, dishwasher, washing machine, wood effect vinyl flooring, double radiator, two sets of double plug sockets both with USB charger points, coving.

**Other Details**  
Tenure: Leasehold  
875 years left on the lease  
Maintenance Costs: Split three ways between the owners  
Ground Rent: £25.00  
Council Tax Band C (£2,044.08 per annum)  
Energy Rating: D  
Communal front garden with small lawn and shrubs and plants to the borders  
Plenty of on street parking available

