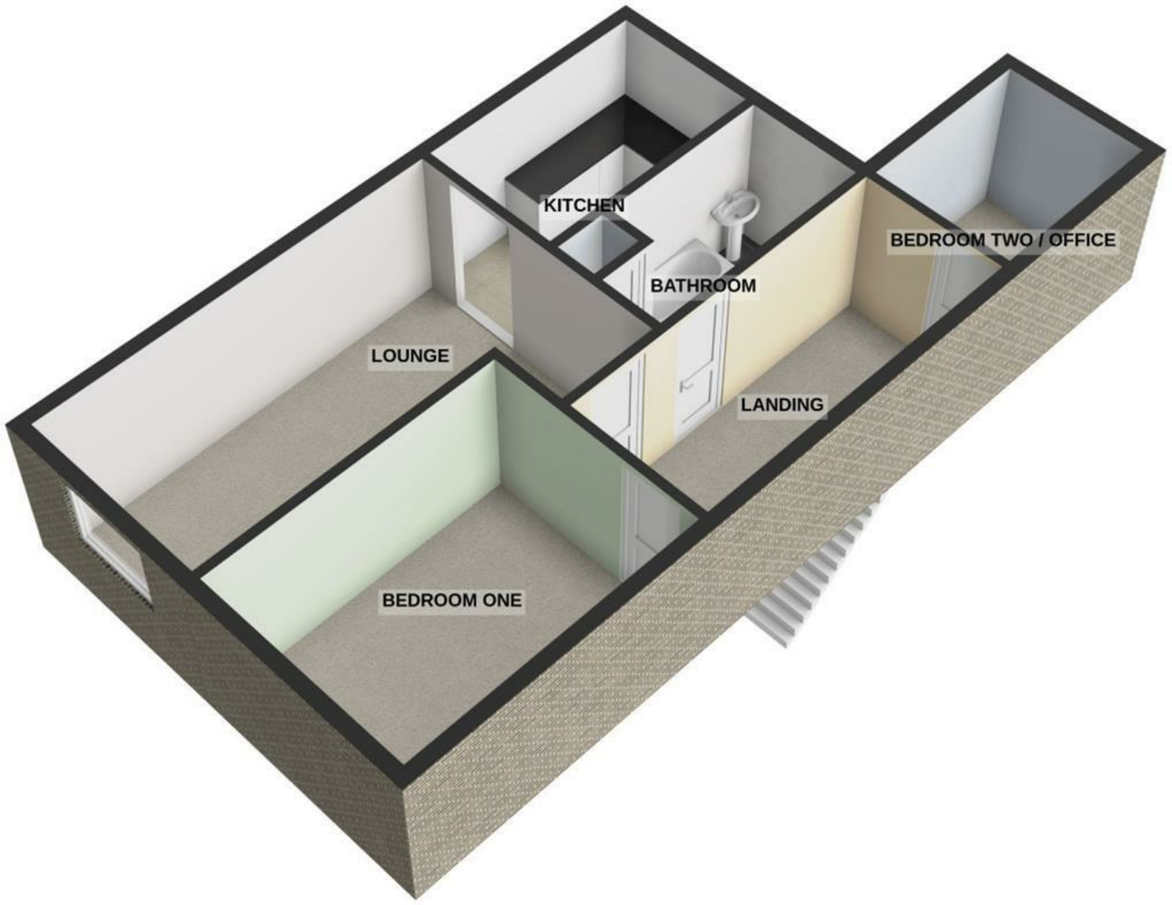
SECOND FLOOR
50.4 sq.m. (542 sq.ft.) approx.



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.
Made with Metropix © 2025

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
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents

St. Annes 01253 **711511**



ST. ALBANS ROAD, LYTHAM ST. ANNES FY8 1XD

ASKING PRICE £69,000

- SECOND FLOOR CONVERTED APARTMENT IN HIGHLY CONVENIENT LOCATION - NO CHAIN
- CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND SEA FRONT
- TWO BEDROOMS - LOUNGE - THREE PIECE BATHROOM - KITCHEN
- OFF ROAD PARKING SPACE - EPC RATING: D - PERFECT FOR A BUY TO LET INVESTOR OR FIRST TIME BUYER

2 1 1 0 0






www.countyestateagentsltd.com









Communal Entrance
Entrance gained via composite door which leads into;

Entrance Vestibule
Entry door system, decorative tiled flooring, cupboard housing the meters, door leading into;

Communal Hallway
Wood effect laminate flooring, coving, stairs leading up to the first floor landing.

Entrance To Flat 3
Wooden door leading into flat 3.

Entrance Vestibule
Wood effect laminate flooring, stairs leading up to the second floor landing.

Second Floor Landing
Split level landing with Velux window to the side, cupboard housing the fuse box, wall mounted electric panel heater, loft hatch, doors to the following rooms;

Bedroom Two / Office
10' x 5'
Velux window to the side, wood effect laminate flooring, spotlight.

Bathroom
9'8 x 4'11
Three piece white suite comprising of; bath with overhead electric shower, pedestal wash hand basin and WC, part tiled walls, cupboard housing immersion tank which also provides storage space, vinyl flooring, wall mounted electric panel heater, wall mounted mirror, Velux window to the rear.

Bedroom One
14' x 7'6
Large Velux window to the front, wood effect laminate flooring.

Lounge
17'2 x 9'6
UPVC double glazed window to the front, marble effect hearth housing freestanding electric living flame effect fire, television and telephone points, wood effect laminate flooring. The lounge opens up to;

Kitchen
10'1 x 5'7
Good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, overhead illuminated 'Neff' extractor hood, space for fridge freezer, plumbed for washing machine, two Velux windows to the rear, vinyl flooring.

Other Details
Tenure: Leasehold - approximately 845 years remaining
Council Tax Band: A

