



## The Boulevard, Lytham St Annes

### Offers over £110,000

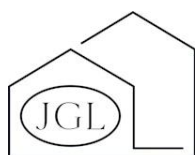


Tenure: Leasehold

EPC rating: C

- 1 Bedroom Apartment
- Garage
- Quiet location

- Ground Floor
- Communal Gardens
- Ample Parking



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## Description

A ground floor apartment in close proximity to AKS school and the seafront. Accessed via it's own front door the property compromises of 1, bedroom, 1 bathroom with bath and shower, a lounge, a kitchen and hallway. The property benefits from well kept communal gardens and a garage. On and off road parking.

## Floorplan

To Follow

## Rooms

### Situation

A ground floor apartment in close proximity to AKS school and the seafront. Accessed via it's own front door the property compromises of 1, bedroom, 1 bathroom with bath and shower, a lounge, a kitchen and hallway. The property benefits from well kept communal gardens and a garage. On and off road parking.

### Living Room

A good size lounge, laminate wooden flooring with bay window overlooking the front garden, wall mounted radiator, ceiling light, Mantel piece with space for gas or electric fire. Plug and aerial sockets.

5.18m x 2.67m (17'0" x 8'10")

### Kitchen

A fitted kitchen with pale green wood effect units, appliances including washing machine, electric oven and electric hob. Double glazed window overlooking the rear garden.

4.25m x 1.84m (13'11" x 6'0")

### Garage

Garage with white garage door.

### Hallway

Accessed from the front of the property via the front pathway, the front door opens onto a hallway with laminate wooden floor, wall mounted radiator, two, 3 arm ceiling lights and doors to the lounge, kitchen and bathroom. There is also a storage cupboard (1.70m x 0.90m) 7m x 2.67m (23'0" x 8'10")

### Bedroom

A double bedroom, with laminate wooden floor. Double glazed window overlooking the rear parking. White fitted wardrobes, wall mounted radiator, ceiling light and plug sockets.

4.18m x 2.67m (13'8" x 8'10")

### Bathroom

Accessed off the hallway with tiled floor and walls, bath tub, separate glass shower cubicle with electric shower, w.c, hand basin with illuminated mirror above, wall mounted radiator.

2.14m x 2.14m (7'0" x 7'0")

### Communal gardens

Well kept gardens to front and side of property.

### Ground Rent

£10 pa (TBC)

### EPC

C

### Maintenance Charge

£1200 pa

# Photographs



