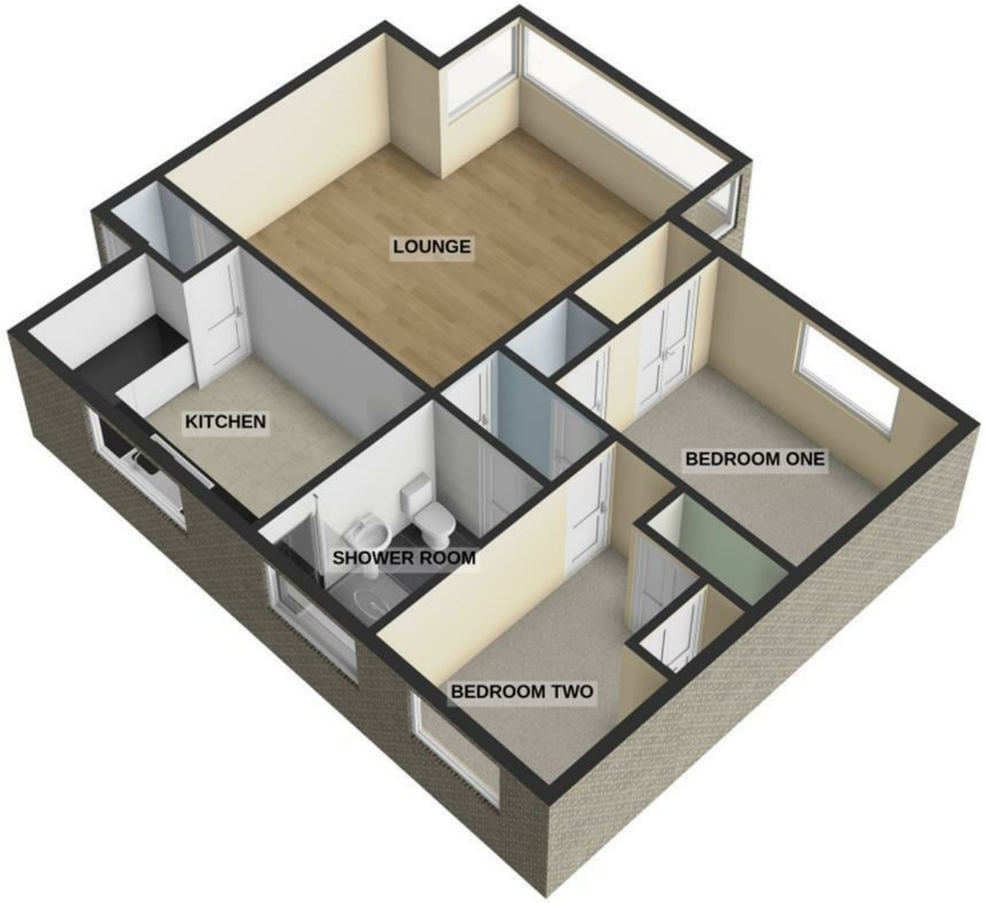
70.3 sq.m. (757 sq.ft.) approx.



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 © 2024

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

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- COMMUNAL GARDENS - PRIVATE CAR PARK - GARAGE - EPC RATING: F

2 1 1 1 1

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Entrance
Solid timber door leads into;

Entrance Hallway
Secure entrance doors to the front and rear, doors to the ground floor apartments, staircase leading to the upper floors.

Entrance to apartment 5
Entrance gained via solid timber door leading into;

Second Floor Landing
Doors leading into flats 5 and 6.

Entrance Vestibule
Entry phone, dado rail, doors to the following rooms;

Dining Kitchen
12'4 x 8'8
Large UPVC double glazed window to the rear, range of wall and base units, sink and drainer, 'Whirlpool' induction hob with overhead illuminated extractor hood, integrated 'Hisense' electric oven, plumbed for washing machine, space for encounter fridge and fridge, space for dining table and chairs, wall mounted 'Fischer' future heat dynamic electric storage heater, tiled walls, laminate flooring.

Dining Lounge
Large walk in bay window to the front providing excellent views of the promenade and sea, two wall mounted 'Fischer' future heat dynamic electric storage heater, fireplace with marble backdrop and hearth housing living flame effect electric fire, television and telephone points, space for dining table and chairs, dado rail, coving.

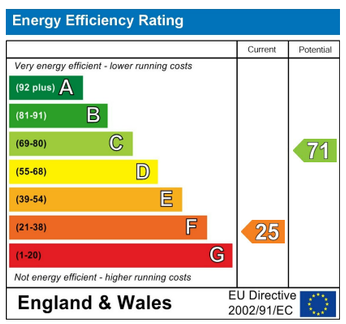
Inner Hallway
Doors lead off into the following rooms;

Bedroom One
12' to the wardrobes x 9'11
Large UPVC double glazed windows to the front with sliding window across for further sound proofing, fitted wardrobes and cupboards, inbuilt wardrobe, coving.

Bedroom Two
12'1 x 9'
Large UPVC double glazed window to the rear, wall mounted 'Fischer' future heat dynamic electric storage heater, fitted wardrobes.

Shower Room
7'7 x 5'6
UPVC double glazed opaque window to the rear, three piece suite comprising of; large walk in mains powered shower, vanity wash hand basin and WC, wall mounted 'Fischer' electric heater, wall mounted towel heater, part panelled walls, tiled flooring.

Outside
Beautifully landscaped lawn with well stocked, established and planted borders. To the rear is a private car park and row of garages accessed off Wilvere Drive.

Garage
16'2 x 8'2
Accessed via up and over door.

Other Details
Tenure: Leasehold - 999 years from 1st July 1973
Maintenance Charges: £100.00 per month and this includes: Buildings insurance, ground rent, communal gardens, window cleaning and maintenance of the communal areas.
Council Tax Band: C
Energy Rating: F