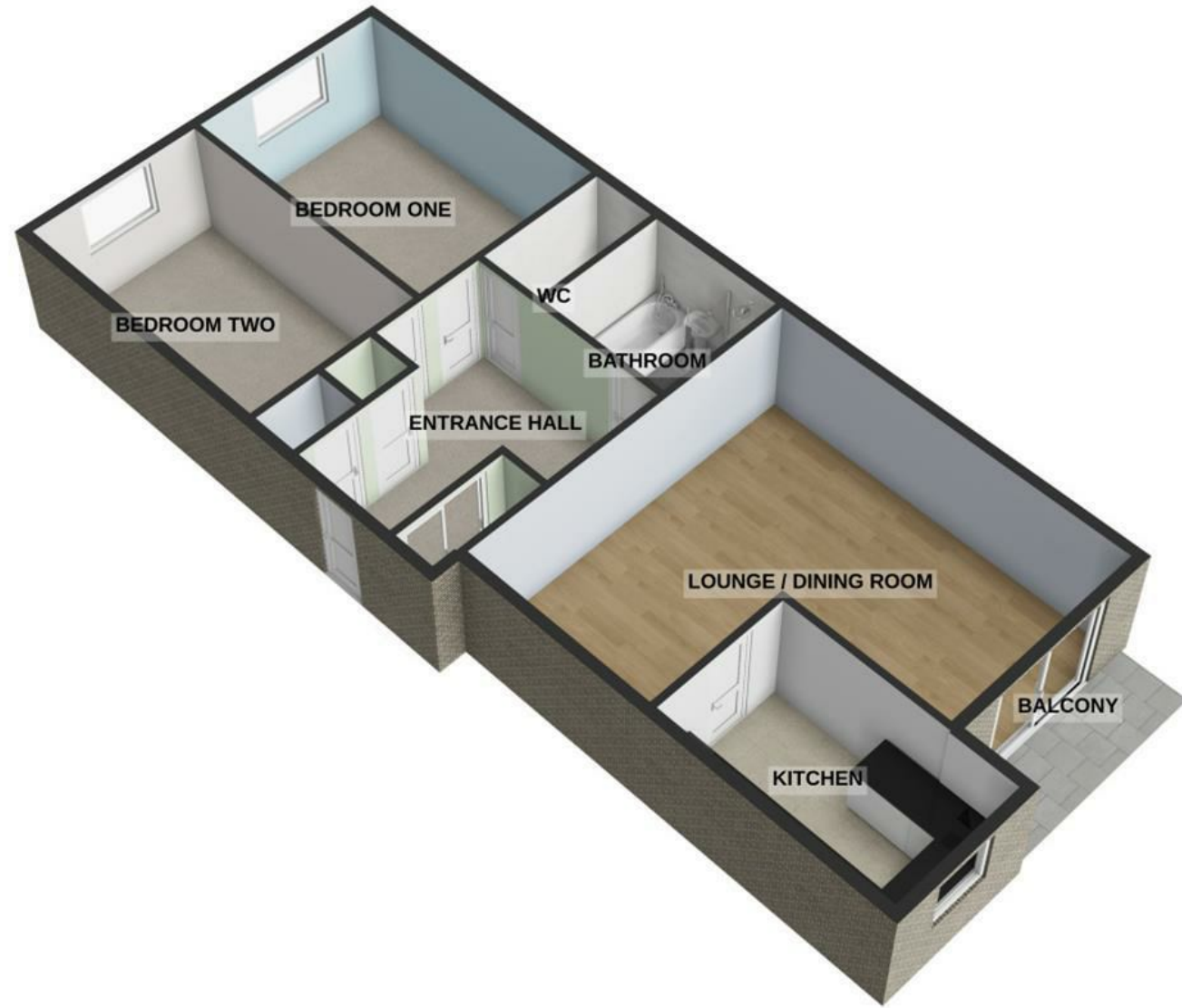


94.3 sq.m. (1015 sq.ft.) approx.



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

**NORTH PROMENADE, LYTHAM ST. ANNES
FY8 2LZ**

BY AUCTION £170,000

- BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £170,000 - SPACIOUS TWO BEDROOM GROUND FLOOR PURPOSE BUILT SEA FRONT APARTMENT WITH SEA VIEWS - NO CHAIN
- PRIME LOCATION WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE & TRANSPORT LINKS
- TWO BEDROOMS - OPEN PLAN LOUNGE - BALCONY - DINING KITCHEN - BATHROOM - SEPARATE WC
- ALLOCATED PARKING SPACE - COMMUNAL GARDENS

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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

Steps lead up to covered external porch housing letterboxes and secure intercom entry system. Door leads into;

Communal Hallway

Stairs and lift to upper floors.

Entrance to Flat 29

Solid timber door leads into;

Hallway

Spacious hallway with radiator and intercom, three storage cupboards with shelving, doors lead to the following rooms;

Open Plan Dining Lounge

20'6 x 19'4

UPVC double glazed doors leading out on the balcony, two radiators, electric fire in a wooden surround with tiled backdrop and hearth, television point, coving, skirting boards.

Dining Kitchen

16'3 x 7'9

UPVC double glazed windows to the front, good range of base units, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, integrated electric ' Lamona ' induction hob and oven, ' Baxi ' boiler, space for a fridge freezer, plumbed for washing machine, breakfast bar, laminate flooring.

Bathroom

7'8 x 7'8 at widest point

Two piece green suite comprising; bath with grab rail and pedestal wash basin, mains powered shower in single glazed cubicle, radiator, extractor fan, chrome towel holder, fully tiled walls.

Separate WC

7'8 x 3'5 at widest point

Two piece grey suite comprising: WC and wall mounted wash hand basin, radiator, fully tiled walls, towel rail, skirting boards.

Bedroom One

15'7 x 10'6

UPVC double glazed windows to the rear, radiator, fitted wardrobe, skirting boards.



Bedroom Two

15'7 x 9'10

UPVC double glazed window to the rear, radiator, fitted wardrobe, telephone point, skirting boards.

Parking

Allocated parking to the rear of the building.

Other Details

Council Tax Band - E (£2,949.55 per annum)

Tenure: Leasehold

Maintenance charge: £296.14 per month.

Ground rent: £26.00 per annum.

EPC Rating - C

Please note, there is a section 20 in place for the cladding and some balcony repairs. Please see legal pack for more information.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any



time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

