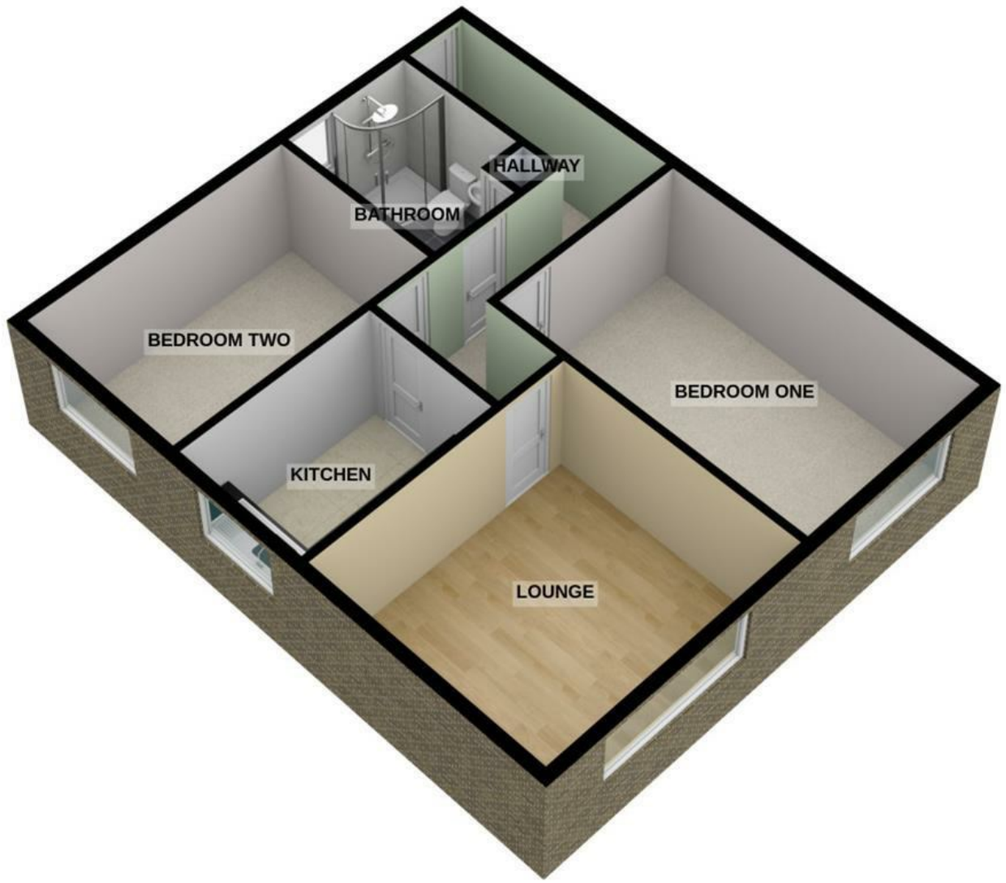
64.8 sq.m. (698 sq.ft.) approx.



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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
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ST LEONARDS COURT, LYTHAM ST. ANNES FY8 2SY

ASKING PRICE £96,000

- IMMACULATELY PRESENTED SECOND FLOOR PURPOSE BUILT APARTMENT IN SOUGHT AFTER LOCATION
- CLOSE TO THE BEACH, LOCAL SHOPS, ST ANNES TOWN CENTRE AND TRANSPORT LINKS
- BRIGHT AND SPACIOUS LOUNGE - 2 DOUBLE BEDROOMS - CONTEMPORARY KITCHEN - THREE PIECE SHOWER ROOM
- GARAGE - UN-ALLOCATED OFF ROAD PARKING - COMMUNAL GARDENS

2 1 1 0 1














Communal Entrance
UPVC double glazed door with window to side leading into:

Communal Hallway
UPVC double glazed doors with glass inserts leading in to the communal gardens and the other to the car parking area. Stairs leading to the upper floors.

Second Floor Landing
Cupboard housing the electric meter and consumer unit, UPVC door leading into the apartment.

Hallway
Intercom, wall mounted electric heater, telephone point, doors leading into the following rooms:

Bedroom One
16'4" x 9'8"
UPVC double glazed window to the rear, wall mounted electric heater.

Shower Room
9'6" x 6'3"
Three piece white suite comprising of: overhead electric shower in large shower cubicle, WC and pedestal wash hand basin, large cupboard housing hot water cylinder which also provides storage space, tiled walls, vinyl flooring, UPVC double glazed opaque window to the front.

Bedroom Two
13'8" x 8'9"
UPVC double glazed window to the side, wall mounted electric heater.

Kitchen
10'2" x 6'0"
Range of base units with laminate work surfaces, stainless sink and drainer, tiled to splash backs, integrated appliances include: 'Beko' electric hob with overhead extractor fan and 'Beko' electric oven, fridge freezer, plumbed for a washing machine, wood effect vinyl flooring, UPVC double glazed window to the side.

Lounge
13'8" x 12'4"
UPVC double glazed window to the front, wall mounted electric heater, television point, coving.

Outside
There is a large communal garden mostly laid to lawn, space for un-allocated off road parking and a garage.

Other Details
Tenure: Leasehold.
Number of years left on the lease: 848
Maintenance Charge: £70.00 per calendar month which includes ground rent, buildings insurance and maintenance of communal gardens.
Council Tax Band: A
Energy Rating: E

