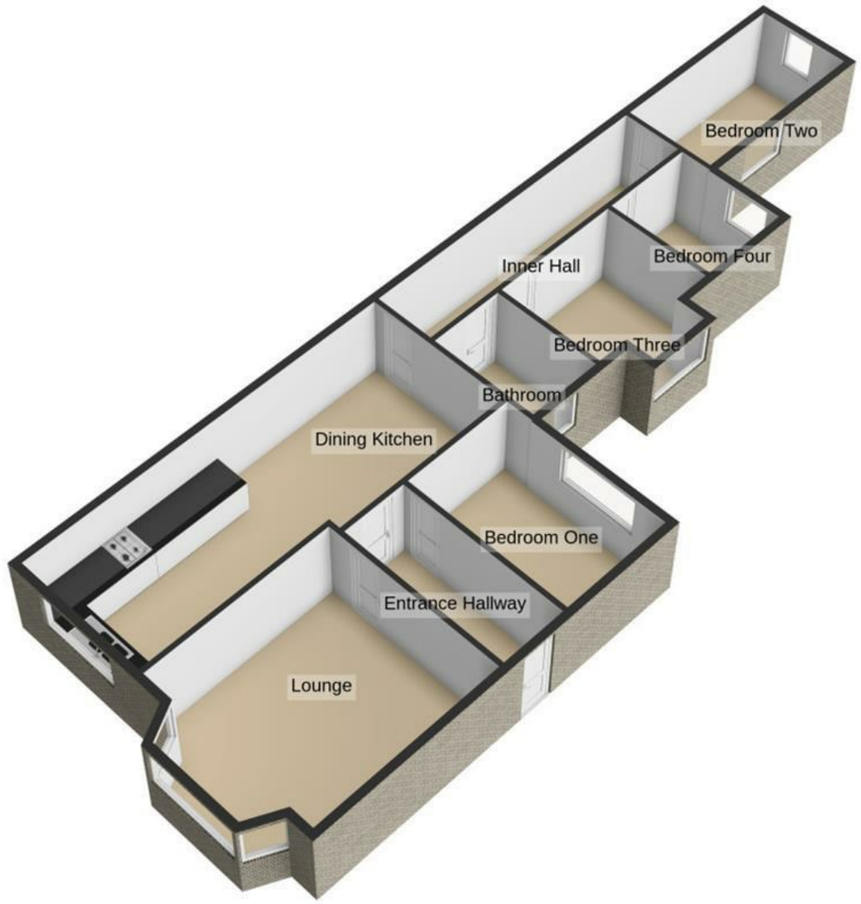
Ground Floor
1186 sq.ft. (110.1 sq.m.) approx.



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 © 2026

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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COUNTY Estate Agents
St. Annes 01253 711511

111 ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 3NF

ASKING PRICE £210,000

- DECEPTIVELY SPACIOUS AND WELL PRESENTED GROUND FLOOR CONVERTED APARTMENT IN HIGHLY SOUGHT AFTER LOCATION - OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED FOR LOCAL SHOPS AND SCHOOLS, MOTORWAY ACCESS, LOCAL GOLF COURSES, ST ANNES TOWN CENTRE, THE BEACH AND GOOD TRANSPORT LINKS
- FOUR BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - DINING KITCHEN - THREE PIECE BATHROOM
- FRONT AND REAR COMMUNAL GARDENS - GARAGE - OFF ROAD PARKING SPACE - EPC RATING: D

4 1 1 1 1

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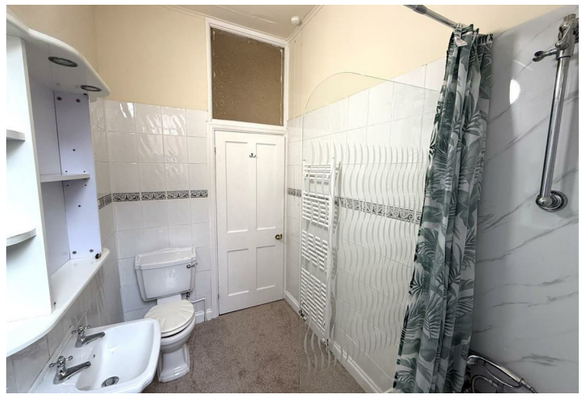


Communal Entrance
Entrance gained via secure entrance door which leads into:

Communal Hallway
Cupboard housing fuse box and meters, stairs leading to the upper floors, wooden door with glazed inserts leading out to the rear communal garden, door leading into apartment 1.

Entrance Hallway
Tiled floor, tall skirting boards, doors leading into the following rooms:

Lounge
17'1 x 13'
Large UPVC double glazed walk in bay window to the front allowing an abundance of natural light, decorative stone fireplace housing living flame effect electric fire, large double radiator, television point, picture rail, tall skirting boards, coving.

Bedroom One
12'6 x 10'4
Large UPVC double glazed window to the rear, large radiator, television point, tall skirting boards, coving.

Dining Kitchen
28'2 x 6'4
Excellent range of wall and base units, laminate work surfaces, one and a half stainless steel sink bowl and drainer, overhead extractor hood, spaced for oven and hob, plumbed for washing machine and dishwasher, space for tumble dryer, space for dining table and chairs, wall mounted 'Main' combi boiler, radiator, tiled floor, large fitted storage cupboard, recessed spotlights, telephone point, entry phone, tall skirting boards, door leading into:

Inner Hallway
Doors lead into the following rooms:

Bathroom
8' x 5'5
Three piece white suite comprising of: bath with telephone style shower attachment, pedestal wash hand basin and WC, wall mounted heated towel rail, extractor fan, part tiled walls, UPVC double glazed opaque window to the side.

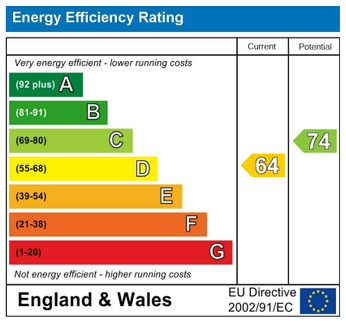
Bedroom Three
10'4 x 10'
Large UPVC double glazed window to the side, large radiator.

Bedroom Four
8'3 x 6'5
UPVC double glazed window to the rear, radiator.

Bedroom Two
15'3 x 7'4
UPVC double glazed windows to the side and rear, large radiator, television point, extractor vent, grey wood effect laminate flooring.

Garage
14'10 x 8'9
Accessed via set of wooden doors the brick built garage has power, light, large window to the side, door leading into the communal rear garden.

Outside
The front communal garden is low maintenance bordered by shrubs and an established tree, tarmac pathway leads to the front of the property. The generously sized rear communal garden is laid to lawn bordered by shrubs for ease of maintenance, tarmac pathway leads from the rear of the property to a wooden gate providing access to the off road parking space which is located in front of the garage.

Other Details
Tenure: Leasehold - length of lease 998 years

Maintenance Charge: £40.00 per month
Ground Rent: £5.00 per annum
Council Tax Band: B