



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



**ELDON COURT, LYTHAM ST. ANNES
FY8 2BH**

ASKING PRICE £119,950

- SECOND FLOOR PURPOSE BUILT DUPLEX APARTMENT WITH A SOUTH WESTERLY FACING BALCONY
- THREE BEDROOMS - LARGE LOUNGE, BATHROOM AND BREAKFAST KITCHEN
- HIGHLY CONVENIENT LOCATION - CLOSE TO LOCAL SCHOOLS, TRANSPORT LINKS AND A FEW MINUTES WALK FROM ST ANNES SQUARE
- COMMUNAL GARDENS - GARAGE - AMPLE OFF ROAD PARKING



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.



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Communal Entrance

Communal front door leads into communal hallway, stairs lead to upper floors.

Entrance to 28

Located on the second floor, solid timber main entrance door leads into:

Hallway

Wood effect laminate flooring, electric storage heater, staircase leading to the third floor landing, doors to the following rooms:

Breakfast Kitchen

19'06 x 8'02

Two UPVC double glazed windows to the front, range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink with drainer, plumbed for washing machine, space for freestanding cooker, tiled to splashbacks, storage cupboard, space for dining table and chairs, vinyl flooring.

Lounge

17'09 x 12'0

Large UPVC double glazed window to the front and door leading to the balcony, electric fire housed in marble effect surround, electric storage heater, television and telephone points.

Balcony

Good sized South Westerly facing balcony with glass and steel balustrade providing attractive views over the front of the development and a sunny aspect.

Stairs and Landing

Aforementioned staircase leading to the third floor, cupboard housing water tank, electric storage heater, laminate flooring doors lead to the following rooms:



Bedroom One

12'0 x 8'09

UPVC double glazed window to the front, laminate flooring, television point, electric storage heater, walk in wardrobe.

Bedroom Two

12'0 x 9'08

UPVC double glaze window to the front, laminate flooring, television point, walk in wardrobe.

Bathroom

7'10 x 5'06

UPVC double glazed opaque window to the front, three piece white suite comprising of: WC, pedestal wash hand basin, bath with overhead electric shower fully tiled walls, laminate flooring.

Bedroom Three

10'06 x 6'0

UPVC double glazed window to the front, laminate flooring.

Garage

Garage with up and over door.

Outside

Immaculately kept communal lawned gardens to the front of the development. There is also ample off road parking spaces.

Other Details

The management company are currently carrying out extensive works to the building and garages.

Tenure - Leasehold

Tax Band - B (£1,951.71 per annum)

Maintenance Charge: £225.00 per month

Energy Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	