

85.3 sq.m. (919 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.



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## KINGS ROAD, LYTHAM ST. ANNES FY8 1QA

ASKING PRICE £225,000

- IMMACULATEDLY PRESENTED THIRD FLOOR APARTMENT IN SOUGHT AFTER LOCATION
- JUST MINUTES FROM THE SEA FRONT AND ST ANNES TOWN CENTRE - CLOSE TO BUS ROUTES & TRANSPORT LINKS

- LARGE LOUNGE - MODERN KITCHEN - TWO DOUBLE BEDROOMS - MODERN SHOWER ROOM
- TWO BALCONIES WITH SEA VIEWS - SECURE UNDERGROUND PARKING SPACE



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#### Communal Entrance

Secure communal front door with entry phone system, stairs and lift giving access to all floors.

#### Entrance Hall

Electric heater, door to storage cupboard housing hot water cylinder, doors lead to the following rooms:

#### Lounge

23'11 x 12'6

Bright and spacious room with double glazed French doors leading to balcony with space for seating and sea views, feature electric fireplace, two electric heaters, TV point, telephone point.

#### Kitchen

10'1 x 8'1

UPVC double glazed window to front, range of high gloss wall and base unites with laminate work surfaces, tiled to splash backs, integrated appliances include: sink and drainer with chef tap, dishwasher, oven/grill, 4 ring electric hob with overhead illuminated extractor, space for fridge freezer, plumbed for washing machine, electric heater, wood effect laminate floor.

#### Bedroom One

14'4 x 10'3

UPVC double glazed window to front, electric heater, fitted wardrobes with dressing table, cupboards and drawers.

#### Bedroom Two

14'4 x 9'3

UPVC double glazed French doors lead out onto second balcony with sea views, good range of fitted wardrobes with overhead cupboards and matching bedside tables and drawers, electric heater, TV point.

#### Shower Room

7'1 x 6'5

Contemporary shower room with three piece white suite comprising of: shower with waterfall shower and further shower attachment, WC and vanity wash hand basin, tiled to splash backs, wall mounted heated towel rail, wall mounted electric heater, extractor fan, laminate marble effect flooring.

#### Underground Parking Space

Located in the secure garage.

#### Other Details

Tenure: Leasehold

Number of years left on the lease: 975

Service Charge: £160.00 per month

Ground Rent: £90.00 per annum

Council Tax Band: D (£2,413.27 per annum)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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