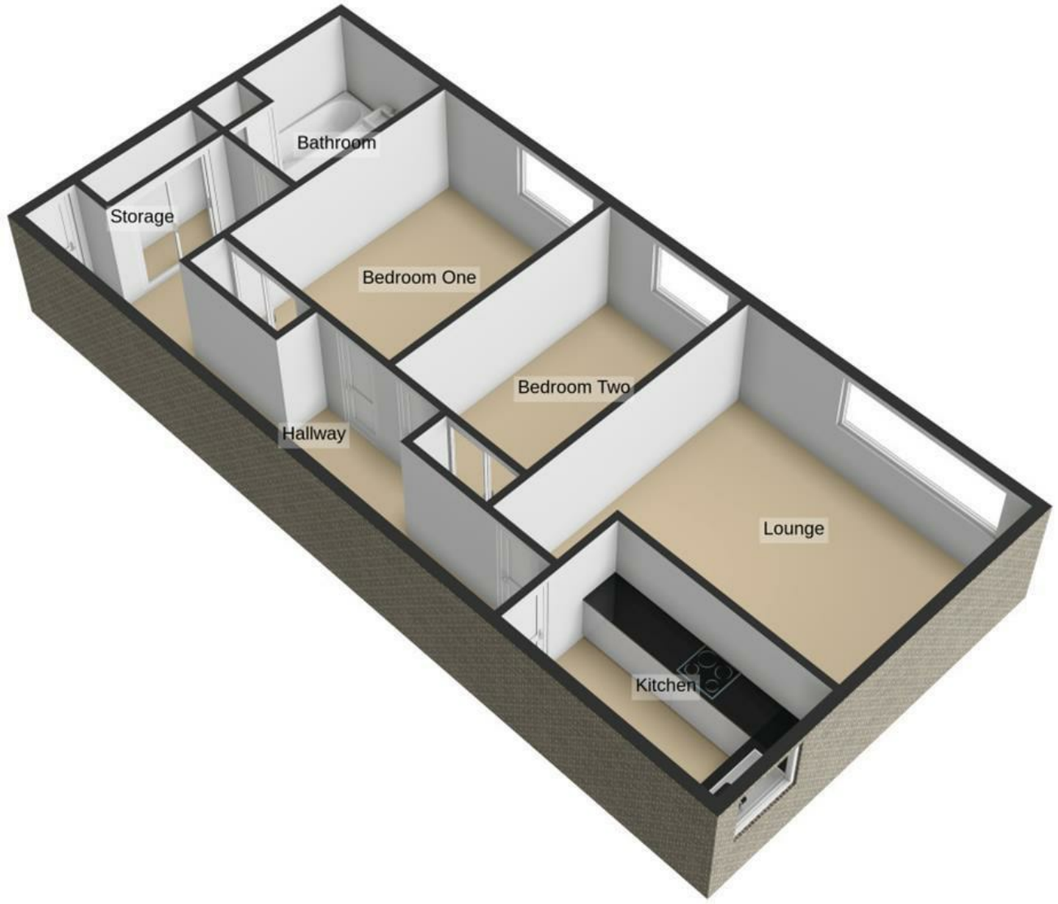
853 sq.ft. (79.2 sq.m.) approx.



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.
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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

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COUNTY
Estate Agents

St. Annes 01253 711511



ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 3HQ

OFFERS OVER £120,000

- WELL PRESENTED FIRST FLOOR APARTMENT IN HIGHLY SOUGHT AFTER LOCATION - OFFERED WITH NO CHAIN INVOLVED - READY TO MOVE INTO
- CONVENIENTLY CLOSE TO ST ANNES SQUARE, SEA FRONT, LOCAL SHOPS, GOOD TRANSPORTS LINKS AND MOTORWAY ACCESS
- TWO DOUBLE BEDROOMS - BRIGHT & SPACIOUS LOUNGE - CONTEMPORARY BATHROOM - MODERN GALLEY STYLE KITCHEN
- COMMUNAL LANDSCAPED GARDENS - SECURE COMMUNAL GARAGE WITH ALLOCATED PARKING SPACE - OFF ROAD VISITOR PARKING - EPC RATING: D

2 1 1 0 1














Communal Porch
Letterboxes, secure intercom system and entry door leading into;

Communal Hallway
Door to the rear leading into the garage, stairs leading to the first floor.

Entrance To Apartment 7
Located at the front of the building entrance is gained via composite door which leads into;

Hallway
Entry phone, two wall mounted storage heaters, two fitted cupboards housing the fuse box which also provides plentiful storage space, recently fitted carpet, doors leading into the following rooms;

Bathroom
9'3 x 7'6
Three piece white suite comprising of: bath with overhead electric shower, vanity wash hand basin and WC, extractor vent, wall units providing storage space, wall mounted mirror with down lighting, large cupboard housing hot water cylinder also providing storage space, marble effect panelled walls, tile effect vinyl flooring.

Bedroom One
14'1 x 10'3
Large UPVC double glazed window to the front, wall mounted storage heater, fitted wardrobes with matching overhead cupboards and drawers, television and telephone points.

Bedroom Two
14'1 x 8'1
Large UPVC double glazed window to the front, wall mounted storage heater, in-built wardrobe, telephone point.

Lounge
15'7 x 12'5
Large UPVC double glazed window to the front, two wall mounted storage heaters, television and telephone points, coving.

Kitchen
11'11 x 6'11
Good range of wall and base units, wood effect laminate work surfaces, brand new stainless steel sink bowl and drainer with mixer tap, tiled to splash backs, integrated appliances include; overhead illuminated extractor hood, brand new 'Logik' induction hob and electric oven, under counter fridge and freezer, plumbed for a washing machine, breakfast bar, television point, wood effect laminate flooring, UPVC double glazed window to the side.

Outside
Set in immaculate communal gardens with visitor parking to the front. Secure allocated parking space in communal garage to the rear accessed via electric door, plentiful storage space to the end of the parking space.

Other Details
Tenure: Leasehold - Peppercorn lease
Number of years left on the lease: 943
Management Charge: £140.00pcm which includes ground rent, communal cleaning, garden maintenance, window cleaning, lighting in the communal areas.
Council Tax Band: C

**** The current owners have recently had the apartment redecorated. They have also paid their contribution towards the cost of upcoming roof repairs. ****

