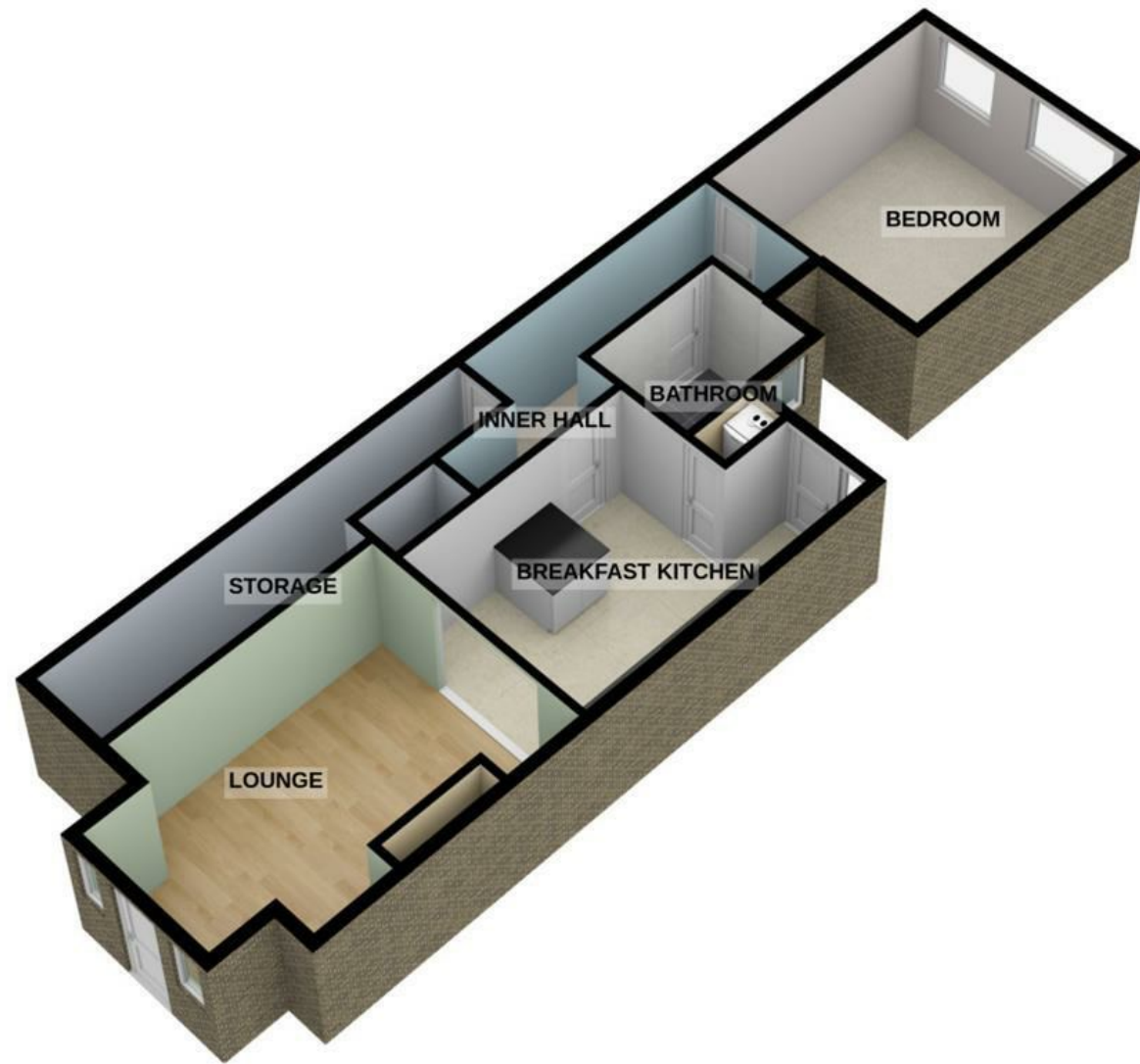


66.6 sq.m. (717 sq.ft.) approx.



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. Made with Metropix © 2023

ST ANNES ROAD EAST, LYTHAM ST ANNES FY8 1TA

OFFERS OVER £115,000

- FABULOUS ONE BEDROOM LOWER GROUND FLOOR FLAT - IDEAL FOR FIRST TIME BUYERS OR INVESTORS
BRIGHT LOUNGE OPEN TO THE KITCHEN WITH DINING AREA - BATHROOM - GOOD SIZE STORAGE ROOM
SITUATED IN THE HEART OF ST ANNES TOWN CENTRE, CLOSE TO SHOPS, RESTAURANTS & TRANSPORT LINKS
SHARED OFF ROAD PARKING TO THE REAR - FRONT GARDEN WITH PRIVATE PATIO



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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Private Entrance

Accessed via a UPVC front door with full height windows to the sides, elevated vestibule area with steps down into the lounge.

Lounge

13'4 x 12'0

A lovely lounge area with wood effect laminate flooring, a feature fireplace with electric fire, radiator, recessed spotlights, the lounge opens into the kitchen.

Breakfast Kitchen

11'7 x 10'6

A range of modern base and wall units incorporating a matching breakfast bar, stainless steel sink and drainer with mixer tap. Integrated appliances include: a new electric oven, four-ring halogen hob, washing machine and dishwasher. There is also a new freestanding fridge/freezer. Additionally, there are part tiled walls and splash backs, wood effect laminate flooring, recessed spotlights and a radiator, UPVC opaque double glazed door with opaque side glass insert leading to the rear, a separate cupboard housing the Combi boiler and a separate door leads to the inner hallway.

Inner Hallway

Door leads to a large walk-in storage room (measuring 20'10 x 2'9), radiator, further doors lead off to the bedroom and bathroom.

Bedroom

13'6 x 11'7

A double bedroom with two UPVC double glazed windows to the rear, radiator, recessed spotlights, brand new freestanding range of wardrobes included.

Bathroom

7'5 x 6'4

UPVC opaque double glazed window, modern three piece suite including a bath with mains plumbed



shower, glass shower screen, WC, wash hand basin incorporated into a vanity cupboard with storage below, recessed spotlights, radiator. Additionally, there are fully tiled walls and tiled flooring, new extractor fan.

External

There is a small patio area by the front entrance to the property and a lawn front garden with further space for table and chairs and a plastic storage unit. There is shared off road parking to the rear.

Other Details

The property benefits from an alarm system. There are additional storage spaces in the stairwells. Tenure - Leasehold - The freehold is jointly owned between all of the flat owners of the block. Maintenance charges are expected to be in the region of £25 per calendar month. Tax Band - A. Energy Rating - C

