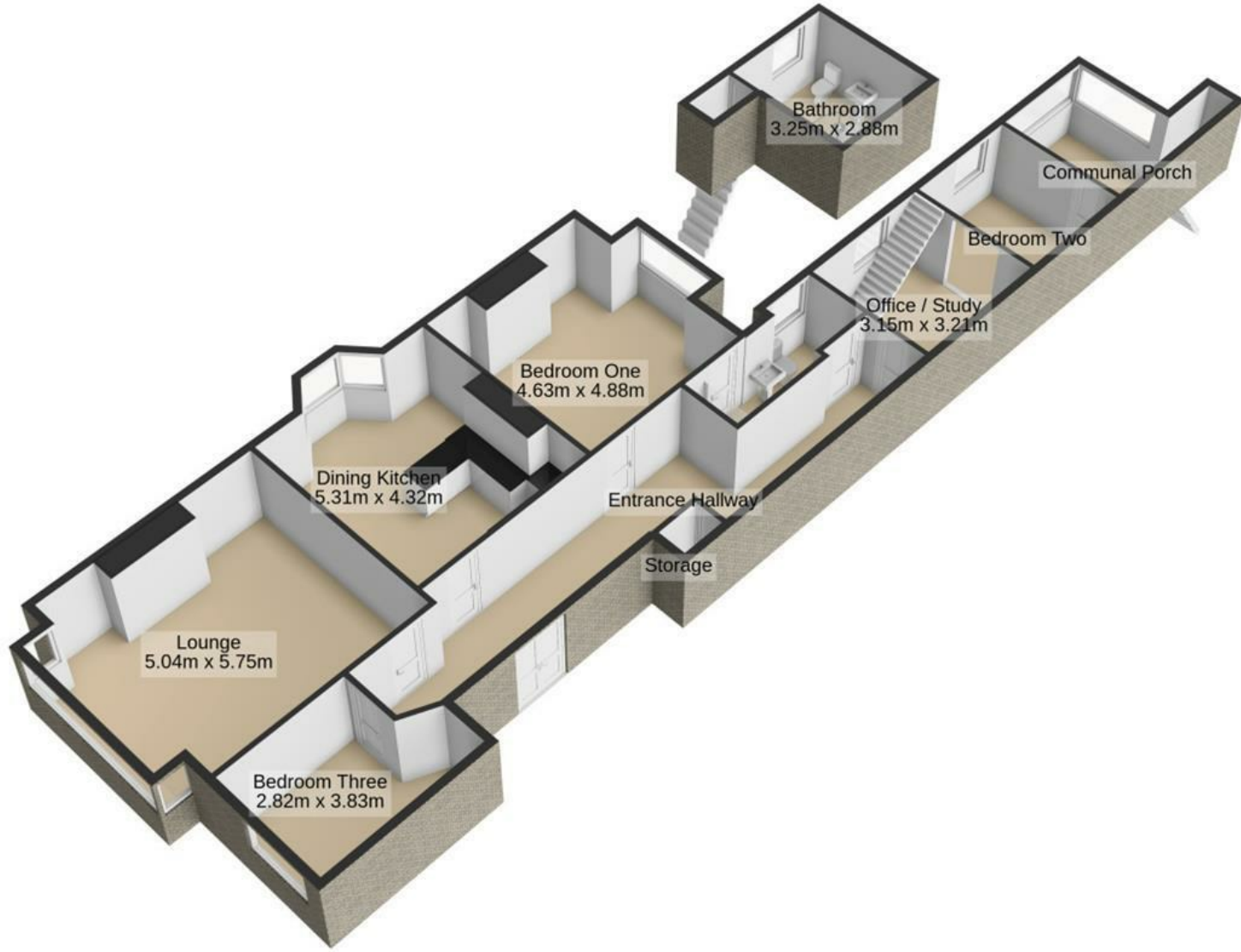


1586 sq.ft. (147.3 sq.m.) approx.



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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**ST. GEORGES SQUARE, LYTHAM ST. ANNES
FY8 2NY**

ASKING PRICE £250,000

- DECEPTIVELY SPACIOUS FIRST FLOOR APARTMENT WITHIN A PERIOD PROPERTY WHICH HAS MANY ORIGINAL FEATURES AND FANTASTIC VIEWS OVER ASHTON GARDENS - OFFERED WITH NO CHAIN
- BRIGHT AND SPACIOUS LOUNGE - DINING KITCHEN - THREE BEDROOMS WITH EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM - FOUR PIECE BATHROOM
- SITUATED WITHIN A SHORT STROLL FROM THE BEACH AND TOWN CENTRE, LOCAL SHOPS, BARS, RESTAURANTS AND GOOD TRANSPORT LINKS
- COMMUNAL REAR PORCH - COMMUNAL GARDENS - EPC RATING: C



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





Communal Entrance

Solid timber entrance door with leaded glazed insert and arched window above leading into porch with staircase leading to upper floors;

Entrance to apartment 2

Located on the first floor, door leading into;

Entrance Hallway

Split level landing with two radiators, entry phone, under stair cupboard which houses the fuse box, electric meter and television/satellite points also providing storage space, dado rail, skirting boards, coving, doors leading into the following room's;

Lounge

20' x 15'11
Large walk in bay to the front with sash style windows, large radiator, marble fireplace with tiled hearth housing cast iron gas fire, television and telephone points, two alcoves with shelving and fitted cupboards, recessed spotlights, picture rail, skirting boards, coving.

Bedroom Three

12' x 7'4
Large sash style window to the front, radiator, telephone point, shelving, recessed spotlights, wood effect laminate flooring.

Dining Kitchen

18'10 x 13'9
Good range of wall and base units, laminate work surfaces with incorporated breakfast bar, stainless steel one and half bowl sink and drainer, tiled to splash backs, integrated appliances include: 'Necht' overhead illuminated extractor hood, four ring gas hob, electric oven, fridge freezer and 'Necht' dishwasher, plumbed for a washing machine, large built-in cupboard providing plentiful storage space, large radiator, space for dining table and chairs, television and telephone



points, recessed spotlights, skirting boards, coving, walk in bay to the side with sash style windows.

Bedroom One

16'11 x 13'6
UPVC double glazed window to the rear with further glazing, large radiator, television and telephone points, two built-in wardrobes, recessed spotlights, picture rail, skirting boards, coving, door leading into;

En-Suite Shower Room

13'10 x 4'6
Three piece white suite comprising of; overhead mains powered shower in shower cubicle, pedestal wash hand basin and WC, electric shaving point, floor mounted radiator, part tiled walls, tile effect vinyl flooring, UPVC double glazed opaque window to the side, door leading into the hallway.

Office/Study

Staircase leading up to the bathroom, steps leading down to bedroom two, sash style window to the side, marble fireplace with tiled surround, radiator, television point, small under stair cupboard, recessed spotlights, skirting boards, coving.

Bathroom

11'4 x 8'11
Four piece white suite comprising of; overhead mains powered shower in curved shower cubicle, roll top bath, pedestal wash hand basin and WC, electric shaving point, part tiled walls, cupboard housing 'Eco Compact' combi boiler, tile effect vinyl flooring, floor mounted radiator, recessed spotlights, sash style window to the side.

Bedroom Two

8'10 x 11'3
UPVC double glazed window to the side, radiator, recessed spotlights, door leading into communal porch.



Communal Rear Porch

UPVC double glazed windows to the side and rear, stairs leading down to a UPVC door providing access to the communal garden.

Outside

There are communal landscaped gardens incorporating a variety of plants, shrubs and bushes.

Other Details

Tenure: Leasehold
Maintenance Charge: £574.00 per quarter
Ground Rent: £5.00 per annum
Number of years left on the lease: 858
Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	