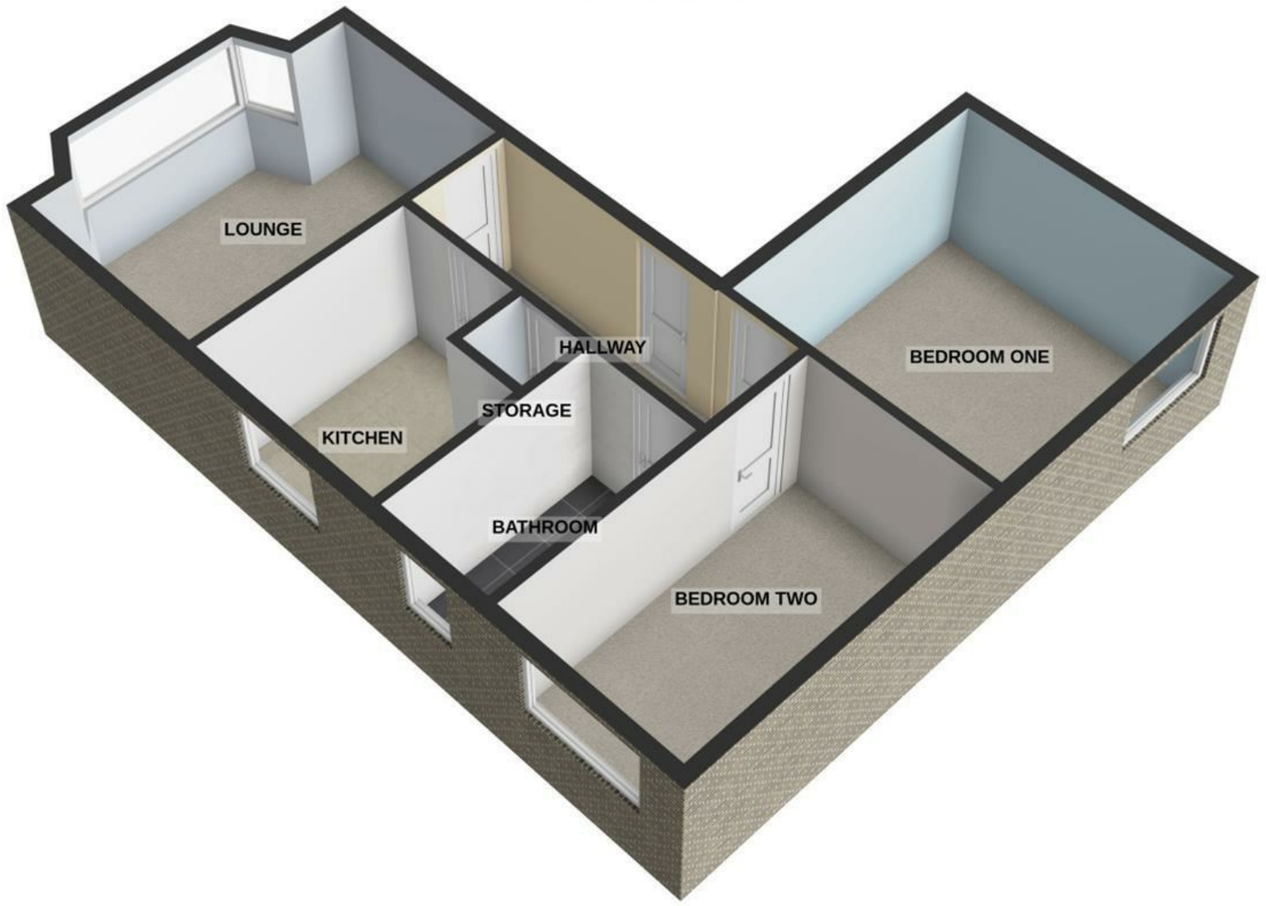
54.8 sq.m. (590 sq.ft.) approx.




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 © 2026

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

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







# QUEENS ROAD, LYTHAM ST ANNES FY8 1HR

ASKING PRICE £169,950

- NO CHAIN - TWO BEDROOM GROUND FLOOR FLAT IN SOUGHT AFTER LOCATION
- CLOSE TO BUS ROUTES & A SHORT WALK FROM THE SEA FRONT & ST ANNES SQUARE
- LOUNGE - BREAKFAST KITCHEN - SHOWER ROOM - TWO BEDROOMS
- COMMUNAL GARDENS - OFF ROAD PARKING. EPC RATING - D

2 1 1 1 0






www.countyestateagentsltd.com









## Communal Entrance
Communal Entrance door leads into communal hallway, door leads to Flat 3

## Entrance
Entrance door leads into hallway with entry phone system, storage cupboard and radiator. Doors lead to the following rooms:

## Lounge
13'6 x 11'3
Large UPVC double glazed window to front, feature fireplace with marble effect backdrop and hearth housing electric fire, radiator, television and telephone points, picture rail, coving and ceiling rose.

## Kitchen
10' x 7'7
UPVC double glazed opaque window to side, range of wall and base units with laminate work surfaces, under unit lighting, tiled to splashbacks, integrated appliances include: stainless steel sink and drainer, electric oven, 4 ring gas hob with overhead illuminated extractor, fridge/freezer, plumbed for washing machine, wall mounted combi boiler, radiator, extractor fan, coving.

## Shower Room
10' x 4'8
UPVC double glazed window to side, three piece white suite comprising of: walk in shower cubicle with electric shower, vanity wash hand basin and WC, wall mounted heated towel rail, fully tiled walls and floor, extractor fan.

## Bedroom Two
13'6 x 7'5
UPVC double glazed opaque window to side, good range of fitted wardrobes, radiator, ceiling rose.

## Bedroom One
11'1 x 10'1
UPVC double glazed window to rear, good range of fitted wardrobes with overhead cupboards, matching drawers and bedside cabinets, radiator, ceiling rose.

## Outside
There are well maintained communal gardens, off road parking and visitor parking.

## Other Details
Council Tax Band - B
Tenure - Leasehold
Service Charge - £1,732.40 per annum and paid quarterly which covers maintenance of the building, building insurance, cleaning of the communal areas and gardening.

