



**1 FAIRHAVEN ROAD, LYTHAM ST. ANNES  
FY8 1NN**

**ASKING PRICE £200,000**

- IMMACULATELY PRESENTED PURPOSE BUILT GROUND FLOOR APARTMENT IN SOUGHT AFTER LOCATION WITHIN A STONES THROW OF THE BEACH
- CLOSE TO LOCAL SHOPS, BUS ROUTES, ST ANNES SEA FRONT AND TOWN CENTRE

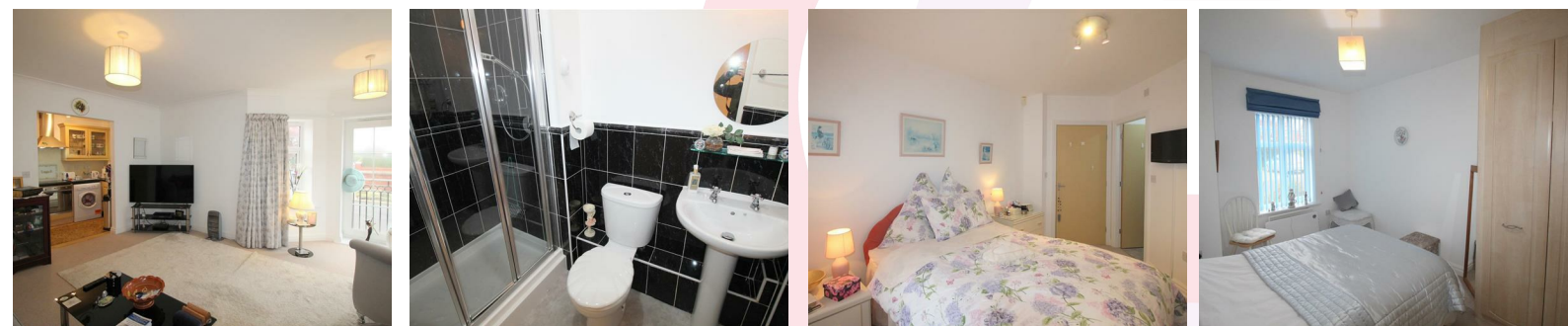
- TWO DOUBLE BEDROOMS - EN-SUITE SHOWER ROOM - BRIGHT & SPACIOUS OPEN PLAN LOUNGE AND FITTED KITCHEN - THREE PIECE BATHROOM
- LIFT TO ALL FLOORS - PRIVATE ENTRANCE NEXT TO ALLOCATED PARKING SPACE WITHIN PRIVATE SECURE CAR PARK - COMMUNAL GARDEN - EPC RATING: D



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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### Communal Entrance

Entrance to the building is gained via secure front door with entry phone system ensuring privacy and safety for its residents.

### Communal Porch

Letter boxes, meter cupboard, doors to;

### Communal Hallway

Door leading into;

### Apartment 2

Located on the ground floor, entrance door leads into;

### Hallway

Large cupboard housing hot water cylinder which also provides plentiful storage space, wall mounted electric heater, doors to the following;

### Bedroom One

13'7 x 9'

Two sets UPVC double glazed windows to the front, wall mounted electric heater, large fitted wardrobes, door leading into;

### En-Suite Shower Room

6'10 x 5'9

Three piece white suite comprising of; overhead electric shower in large cubicle, pedestal wash hand basin and WC, part tiled, wall mounted electric heater, wall mounted mirror with strip light and electric shaver point above, extractor fan, vinyl flooring.

### Bathroom

6'5 x 6'

Three piece white suite comprising of: bath with grab rails, pedestal wash hand basin and WC, wall mounted electric heater, part tiled walls, tiled flooring, extractor fan, wall mounted mirror with strip light and electric shaver point above.



### Bedroom Two

13'10 x 9'

Large UPVC double glazed window to the side, wall mounted electric heater, large fitted wardrobes.

### Lounge

17'10 x 17'1

Three sets of large UPVC double glazed windows to the front and side, three UPVC doors with external wrought iron gates providing extra security to the front and side, large wall mounted electric heater, television and telephone points, coving, doorway leading into;

### Kitchen

10'8 x 6'1

Good range of wall and base units, laminate work surfaces, one and half stainless steel sink and drainer, tiled to splash backs, integrated appliances include; 'Smeg' induction hob with overhead illuminated extractor hood, 'Smeg' electric oven, microwave, fridge freezer, dishwasher and 'Hotpoint' washing machine, wood effect laminating flooring, UPVC double glazed window to the front.

### Outside

Private patio with sunny aspect providing access to gardens, allocated parking to front, bin store. Access to the communal car park is gained via secure electric gate.

### Other Details

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

Tenure: Leasehold

Service Charge: £440.00 per quarter

Ground Rent: £5.00 per annum

Number of years left on lease: 974

The property benefits from the following:



\* New double glazing throughout

\* Two new storage heaters

\* New fitted wardrobes in both bedrooms

\* Appliances are included in the sale of the property

\* Vertical blinds included

\* Carpets included



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	