



KINGS ROAD, LYTHAM ST. ANNES
FY8 1QA

ASKING PRICE £169,950

- IMMACULATELY PRESENTED SECOND FLOOR APARTMENT IN SOUGHT AFTER LOCATION WITHIN A STONES THROW OF ST ANNES BEACH AND SEA FRONT
 - CONVENIENTLY CLOSE TO ST ANNES TOWN CENTRE, LOCAL LIBRARY AND GOOD TRANSPORT LINKS
- DOUBLE BEDROOM - BRIGHT AND SPACIOUS LOUNGE - PRIVATE BALCONY WITH SEA VIEWS - MODERN FITTED KITCHEN - CONTEMPORARY SHOWER ROOM
 - COMMUNAL GARDENS - ALLOCATED PARKING SPACE WITHIN SECURE UNDERGROUND CAR PARK - EPC RATING: B



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

Secure communal front door with entry phone system leads into:

Communal Entrance Vestibule

Letterboxes for all apartments, secure door leading into:

Inner Communal Hallway

Stairs and lift giving access to all floors.

Entrance to Apartment 301

Timber entrance door leads into;

Entrance Hallway

A warm and welcoming hallway with entry phone, grey wood effect laminate flooring, door to storage cupboard housing hot water cylinder and fuse box which also provides space for storage, doors leading into the following rooms:

Shower Room

7'1 x 6'5
Three piece white suite comprising of: overhead mains powered shower in large shower cubicle, vanity wash hand basin and WC, electric shaver point, wall mounted heated towel rail, extractor fan, wall mounted 'Goldair' electric heater, part PVC cladded walls, vinyl flooring.

Bedroom

16'9 x 10'7
UPVC double glazed window to the front, wall mounted Economy 7 storage heater, fitted wardrobes with matching set of drawers.

Lounge

23'4 x 10'10
UPVC double glazed patio doors leading out to the balcony, two wall mounted Economy 7 storage heaters, television and telephone points, grey wood effect laminate flooring, space for table and chairs, coving, door leading into:



Balcony

Spacious balcony offering sea views with plentiful space to enjoy the afternoon sunshine and entertain guests.

Kitchen

11'2 x 8'
UPVC double glazed window to the front, good range of wall and base units, laminate work surfaces, stainless steel bowl sink and drainer, tiled to splash backs, overhead illuminated 'Neff' extractor hood, integrated 'beko' electric hob and oven, space for a fridge freezer, plumbed for a washing machine, space for a tumble dryer, wall mounted 'Goldair' electric heater, grey wood effect laminate flooring.

Underground Parking Space

Located in the secure garage.

Other Details

Tenure: Leasehold
Number of years left on the lease: Approx 880
Service charge: £1,575.59 per annum which covers building maintenance and garden maintenance.
Ground rent: £65.00 per annum
Council Tax Band: B

