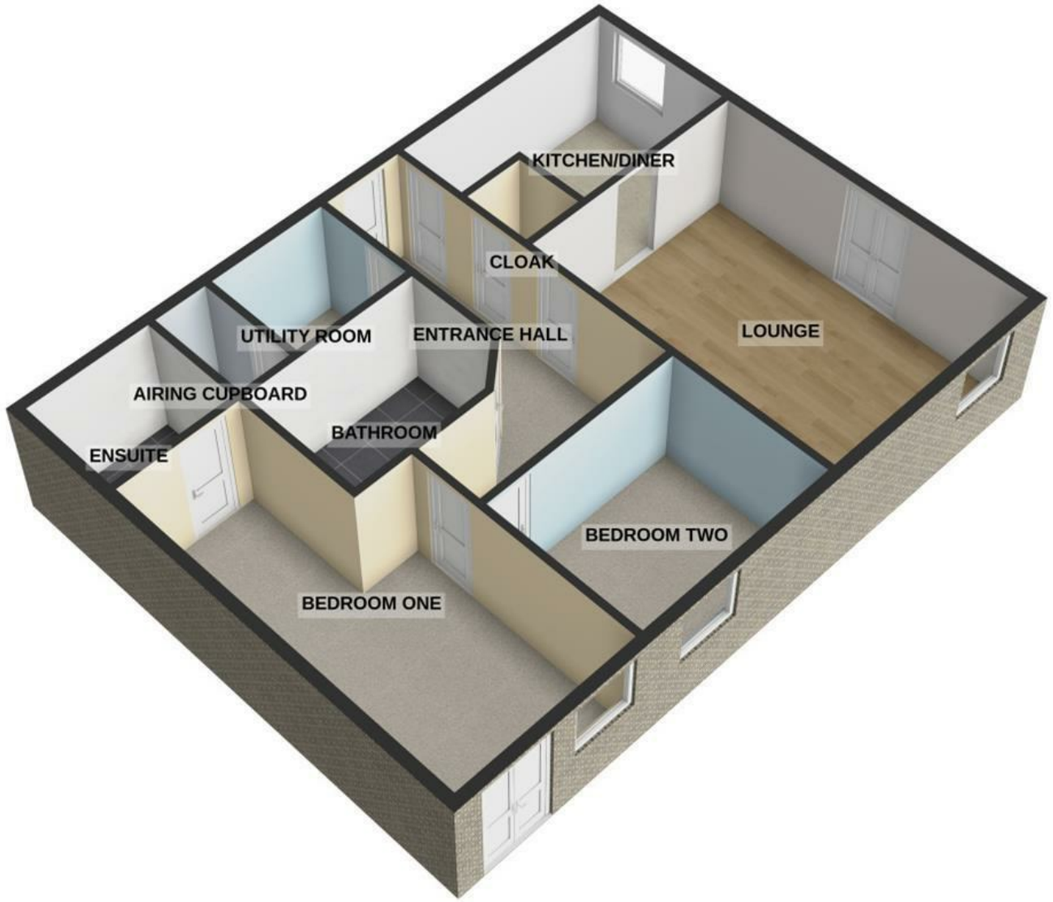
80.9 sq.m. (870 sq.ft.) approx.



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 © 2025

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

COUNTY Estate Agents

St. Annes 01253 **711511**

BLACKSMITH ROW, LYTHAM ST. ANNES FY8 4UF

ASKING PRICE £175,000

- NO CHAIN - SPACIOUS SECOND FLOOR APARTMENT WITH OPEN COUNTRYSIDE VIEWS - CORNER PLOT - ONE OF THE LARGEST ON THE DEVELOPMENT
- LOCATED IN THE BEAUTIFUL HIGHLY SOUGHT AFTER CYPRESS POINT - CLOSE TO ANSDELL AND LYTHAM TOWN CENTRES, BOOTHS SUPERMARKET AND MOTORWAY ACCESS
- TWO BEDROOMS (EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM) - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - THREE PIECE BATHROOM - UTILITY ROOM
- PRIVATE ALLOCATED PARKING & VISITOR PARKING - EPC RATING: C

2 2 1 1 0

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Communal Entrance
Accessed via security entry system, stairs and lift access to all floors.

Entrance Hallway
Digital electrical radiator, intercom system, fitted carpet, two central lights, door to storage closet with consumer unit.

Lounge
17'4 x 13'
Two digital electric radiators, fitted carpet, central light, television point, feature fireplace with electric fire, UPVC double glazed Juliet balcony with open countryside views, UPVC double glazed side window, open plan to:

Kitchen
12'11 x 8'2
Range of fitted wall and base units, worktops, one and a half bowl stainless steel sink with mixer tap, integrated appliances including electric oven and hob, extractor hood, space for fridge and freezer. UPVC double glazed window, central light, vinyl fitted flooring.

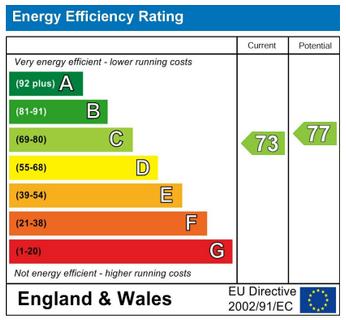
Bedroom One
20'4 x 9'10
Fitted carpet, central light, television point, freestanding wardrobe, UPVC double glazed doors to Juliet balcony with open views over the countryside, UPVC double glazed window.

En-Suite Shower room
6'9 x 6'2
Fitted suite in white comprising close-couple WC, wash hand basin in mirrored vanity unit and walk-in shower cubicle with electric shower, extractor fan, central light, part-tiled walls, fitted vinyl flooring, wall mounted electric heater.

Bedroom Two
11'1 x 7'11
Wall mounted electric heater, fitted carpet, central light, UPVC double glazed window, telephone point.

Bathroom
6'10 x 5'6
Fitted suite in white comprising of; WC, pedestal wash hand basin & bath, extractor fan, wall mounted electric heater, central light, part-tiled walls, fitted vinyl flooring.

Utility Room
4'9 x 4'
Worktop space, plumbing for washing machine, space for tumble dryer, wall mounted electric heater, door to airing cupboard with electric water heater.

Outside
The property is set within established and well-maintained communal gardens with private allocated parking.

Other Details
Tenure: Leasehold
Number of years left on the lease: 976 years
Ground rent: £150.00 per annum
Maintenance charge: £420.00 per quarter
Council Tax Band: D