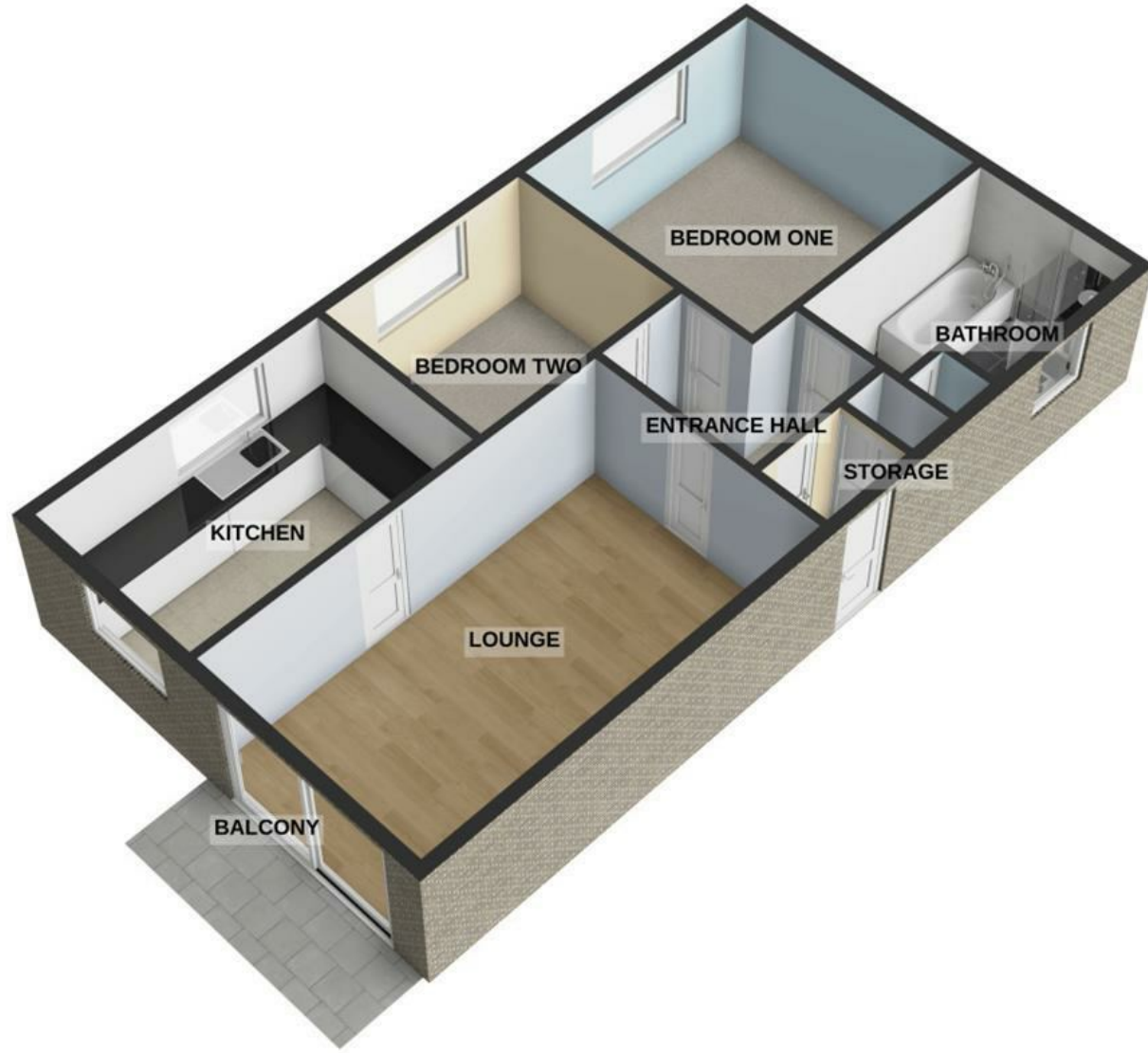


69.7 sq.m. (751 sq.ft.) approx.



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

ST. ANNES ROAD EAST, LYTHAM ST. ANNES FY8 3UG

ASKING PRICE £100,000

- SECOND FLOOR PURPOSE BUILT APARTMENT IN SOUGHT AFTER LOCATION WITH POTENTIAL TO BE RENOVATED INTO A BEAUTIFUL HOME - OFFERED WITH NO CHAIN
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - FOUR PIECE BATHROOM
- CONVENIENTLY LOCATED FOR TRANSPORT LINKS, MOTORWAY ACCESS AND A SHORT DRIVE AWAY FROM ST ANNES CENTRE
- BALCONY - GARAGE - OFF ROAD PARKING - EPC RATING: D * NO LIFT *



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

Access to the building is gained via secure intercom system, letterboxes for each apartment are positioned next to the communal entrance door.

Communal Hallway

Stairs to the upper floors, UPVC door to the rear.

Entrance to Apartment 8

Solid timber door opens up to;

Entrance Vestibule

Cupboard providing storage space, door leading into;

Entrance Hallway

Entry phone, radiator, cupboard providing plentiful storage space, loft hatch, doors leading into the following rooms;

Bathroom

10'8 x 6'7

Four piece olive green suite comprising of; overhead electric shower within shower cubicle, bath, pedestal wash hand basin and WC, radiator, cupboard housing hot water cylinder and 'Baxi' boiler, tiled walls, UPVC double glazed opaque window to the side.

Bedroom One

13'2 x 10'11

Large UPVC double glazed window to the side, radiator, telephone point.

Bedroom Two

11'1 x 8'6

UPVC double glazed window to the rear, radiator, telephone point.

Lounge

19'10 x 11'4

UPVC double glazed sliding door, two radiators, decorative wooden fireplace with marble back drop and hearth, coving.



Kitchen

14'8 x 8'5

Range of wall and base units, wood effect laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, four ring gas hob with large 'Zanussi' overhead illuminated extractor hood, electric 'Electrolux' oven, plumbed for a washing machine, space for dryer, vinyl flooring, UPVC double glazed window to the front.

Balcony

Tiled flooring, good views over the front of the development and surrounding area, space for table and chairs.

Outside

Mature communal gardens with off street parking and a private single garage to the rear.

Other Details

Tenure: Leasehold

Maintenance Charge: TBC once set by the leaseholder

Ground Rent: TBC once set by the leaseholder

Number of years left on lease: 956

Council Tax Band: C (£2,145.13 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	