



**OLD VICARAGE COURT, LYTHAM ST. ANNES
FY8 1HW**

ASKING PRICE £210,000

- STUNNING TWO BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT IN SOUGHT AFTER LOCATION MINUTES AWAY FROM THE BEACH - NO CHAIN
- LOCATED ON A BUS ROUTE CLOSE TO ST ANNES SQUARE, LOCAL SHOPS, PLUS ANSDELL AND LYTHAM TOWN CENTRES
- BRIGHT AND AIRY LOUNGE - TWO DOUBLE BEDROOMS - DINING KITCHEN - THREE PIECE BATHROOM
- SECURE ALLOCATED PARKING - COMMUNAL GARDEN - EPC RATING: C



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.



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



Communal Entrance

Secure intercom entry system to communal main entrance door leading into:

Communal Hallway

Tiled floor, turned spindled staircase to upper floors.

Entrance to Apartment 18

Solid timber main entrance door leads into:

Porch

Tiled floor, space for hanging coats, telephone point, skirting boards, door to:

Hallway

Tiled floor, skirting boards, coving, airing cupboard housing 'Gledhill' hot water cylinder, electric heater, doors to:

Bedroom One

12'9 x 11'10

UPVC double glazed bay window to side elevation allowing plentiful light, fitted bedroom furniture including dressing table and wardrobes, television point, wall mounted electric heater.

Bedroom Two

14'1 x 9'0

Large UPVC double glazed window to side elevation, fitted bedroom furniture including wardrobes and dressing table, television point, wall mounted electric heater.

Bathroom

8'2 x 7'6

Tiled floor throughout, part tiled walls, three piece white suite comprising of bath with overhead shower, WC and pedestal wash hand basin; extractor fan, wall mounted heated towel rail.



Lounge

13'3 x 12'2

Large UPVC double glazed window to side elevation allowing an abundance of natural light, intercom entry phone, television and telephone points, coving, wall mounted electric heater.

Dining Kitchen

13'8 x 9'5

Range of wall and base units with laminate work surfaces and splash back tiling, integrated appliances include: double oven, four ring electric hob with illuminated overhead extractor, brand new fridge freezer, dishwasher, washer dryer, and a one and a half bowl stainless steel sink and drainer; ample space for dining table and chairs, contemporary halogen spot lights, tiled flooring, UPVC double glazed French windows to side elevation to Juliette balcony with views over delightful Church yard.

Outside

To the front and side of the development there are communal garden areas which have been laid to lawn with feature flowerbeds and borders hosting a variety of plants, bushes and trees. A gated block paved pathway leads to a personal security gate providing pedestrian access through to the rear of the development. To the side of the development there are electrically operated double wrought iron gates which provide vehicular access to the designated and visitor off road parking spaces.

Other Details

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

Tenure: Leasehold

Number of years left on the lease: 975

Maintenance Charge: £2,000 per annum which covers window cleaning and hallways, maintenance of building, building insurance and gardening.

Ground Rent: £150.00 per annum



Allocated parking space and visitor parking within secure gated car park.

Two separate store cupboards - one outside the flat entrance door and another on the half landing above.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC