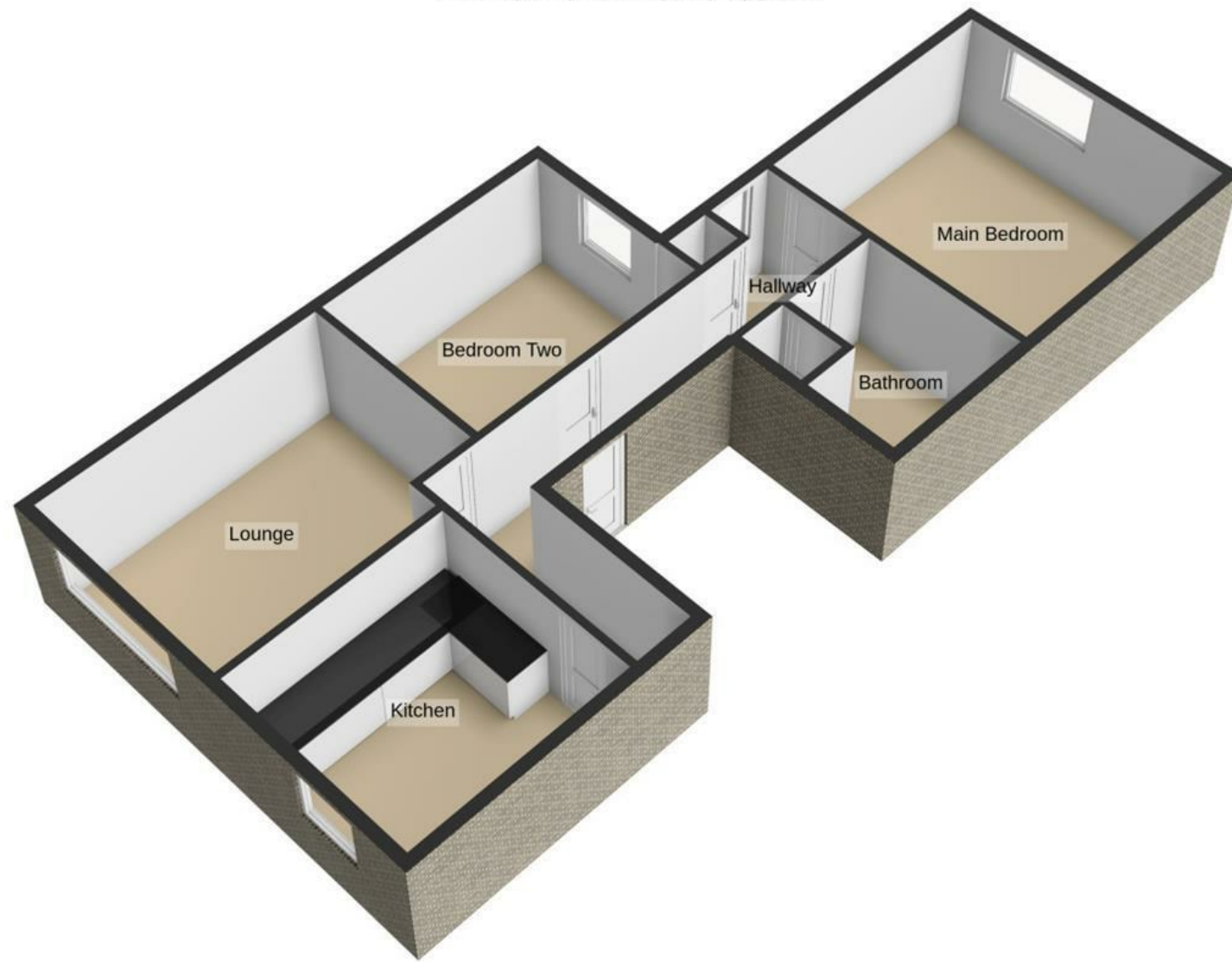


835 sq.ft. (77.6 sq.m.) approx.



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.
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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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ST. ANDREWS ROAD SOUTH, LYTHAM ST. ANNES BY AUCTION £92,000
FY8 1PZ

- DECEPTIVELY SPACIOUS AND WELL PRESENTED FIRST FLOOR CONVERTED APARTMENT IN SOUGHT AFTER RESIDENTIAL LOCATION MINUTES AWAY FROM THE SEA FRONT OFFERED WITH NO CHAIN
- TWO BEDROOMS - BRIGHT AND AIRY LOUNGE - FITTED KITCHEN - THREE PIECE BATHROOM
- CONVENIENTLY LOCATED CLOSE TO ST ANNES SQUARE, GOOD TRANSPORT LINKS, LOCAL SHOPS, SCHOOLS AND GOLF COURSES
- COMMUNAL REAR GARDEN - BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £95,000



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Communal Entrance
Composite door with double glazed inserts leading into;

Communal Porch
Coving, small cupboard, timber door with glass insert leading into;

Communal Hallway
Wood effect laminate flooring, stairs leading to first floor landing;

Entrance to Flat 2
Entrance gained via a solid timber door leading into;

Hallway
Single glazed opaque window to the side, entry phone, skirting, wall mounted electric heater, cupboard housing electric meters and fuse box, doors leading to the following rooms;

Kitchen
10'11 x 7'4
Good range of wall and base units, laminate work surfaces with incorporated stainless steel sink bowl and drainer, tiled to splash backs, integrated appliances include: induction hob with overhead illuminated extractor hood, electric hob and fridge freezer, plumbed for washing machine, wall mounted electric heater, lino flooring, UPVC double glazed windows to the front.

Lounge
16'1 x 12'2
UPVC double glazed windows to the front, wall mounted electrical heater, television and telephone points, wall mounted lights, skirting boards.

Bedroom One
15'4 x 10'6
UPVC double glazed window to the rear, wall mounted electric heater, skirting boards.

Bathroom
6'10 x 6'
Three piece white suite comprising of: bath with overhead electric shower, WC and pedestal wash hand basin, tiled to splash backs, extractor fan, cupboard housing hot water cylinder.

Bedroom Two
11'4 x 9'9
UPVC double glazing to the rear, wall mounted electric storage heater, skirting boards.

Outside
Paved pathway bordered by stone chippings and established tree to the front for ease of maintenance. Communal garden to the rear of the property.



Other Details
Council Tax Band: A
Tenure: Leasehold
Number of years left on the lease: 941
Maintenance charge: Each apartment owner pays £50 a month towards maintenance cost.

Auctioneers Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also



outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

