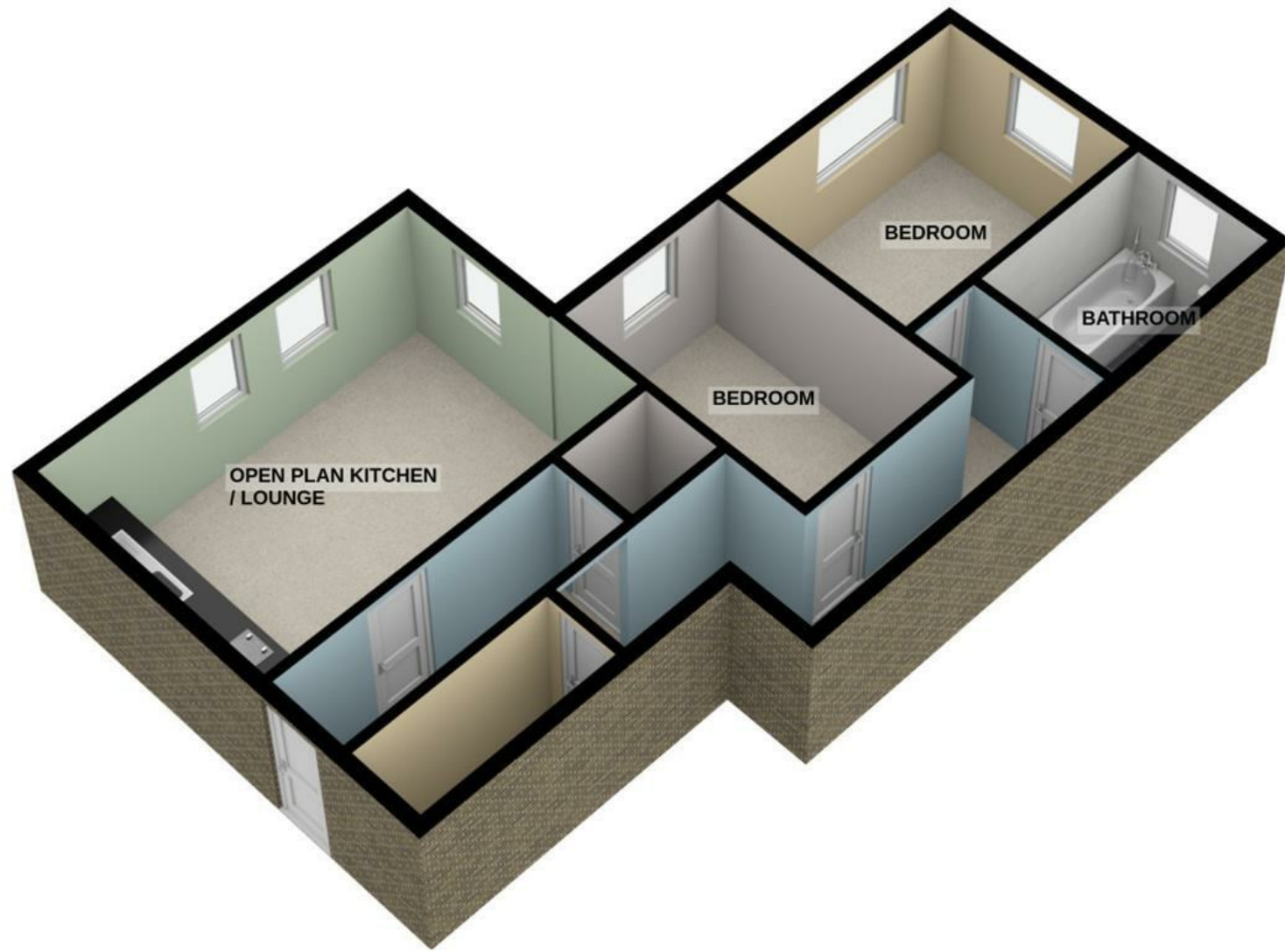


56.1 sq.m. (604 sq.ft.) approx.



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 © 2022

### BLACKPOOL ROAD, LYTHAM ST. ANNES FY8 4EH

ASKING PRICE £144,995

- IMMACULATELY PRESENTED TO A HIGH STANDARD THROUGHOUT FIRST FLOOR FLAT IN SUPERB LOCATION
- OPEN PLAN LOUNGE/MODERN KITCHEN - TWO GOOD SIZED BEDROOMS - CONTEMPORARY BATHROOM - DOUBLE GLAZING & GAS CENTRAL HEATING
- CLOSE TO ANSDELL TOWN CENTRE & A SHORT WALK TO LYTHAM GREEN
- OFF ROAD PARKING SPACE - UNFURNISHED - ENERGY RATING - D



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

Composite entrance door with opaque glazed insert leading into:

### Communal Hallway

Meter cupboards, staircase leading to upper floors:

### Entrance to Flat 3

Situated on the first floor, timber door leading into:

### Hallway

Two sets of radiators, two sets of deep storage cupboards, doors leading to all rooms:

### Lounge / Kitchen

15'7 x 11'1

Two sets of UPVC double glazed windows to side and further UPVC double glazed window to rear all allowing plentiful light, range of contemporary fitted wall and base units with laminate work surfaces, integrated electric oven, two ring electric hob with overhead illuminated extractor, sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer. To the lounge there is a double radiator, television point and coving.

### Bedroom Two

10'2 x 7'5

Two sets of UPVC double glazed windows to side, radiator, telephone point.

### Bathroom

9'2 x 5'

UPVC double glazed window to rear, three piece contemporary suite comprising of bath with overhead rainwater shower, further shower attachment and glass shower screen, pedestal wash hand basin, WC, vinyl flooring, recessed LED spotlights, towel heater, cupboard housing wall mounted combination boiler.



### Bathroom One

11'11 x 10'9

UPVC double glazed walk in bay window to side and further UPVC double glazed window rear, double radiator.

### Outside

There are communal gardens to the front, side and rear together with a rear off road parking space allocated to the apartment.

### Other Details

Tenure: All four apartment owners own a share of the Freehold.

Maintenance Charge: £65 pcm which includes building insurance and contribution towards the sinking fund.

Council Tax Band - A (£1,598.02 per annum)

The vendor will make a substantive contribution to the purchasers Legal Fees.

