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

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- DECEPTIVELY SPACIOUS UNFURNISHED DUPLEX APARTMENT IN HIGHLY CONVENIENT LOCATION WITHIN A STONES THROW OF ST ANNES TOWN CENTRE
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- 4 BEDROOMS - THREE PIECE BATHROOM - TWO SEPARATE WCS - BRIGHT AND GENEROUSLY SIZED LOUNGE - KITCHEN
- PRIVATE ENTRANCE - EPC RATING: D - AVAILABLE MID NOVEMBER 26

4 1 1 0

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Entrance
Entrance gained via a wooden gate the rear of the property, steps lead up to timber door which leads into;

Entrance Vestibule
Steps lead up to;

Entrance Hallway
Radiator, wall mounted coat hooks, doors to the following rooms;

Bedroom Three
11' x 8'10
UPVC double glazed window to the side, radiator, tiled fireplace housing cast iron fire.

First Floor WC
6'8 x 2'9
Two piece white suite comprising of; WC and wall hung wash hand basin, extractor fan, wall mounted mirror, wall mounted glass shelf, vinyl flooring.

Inner Hallway
Large radiator, under stair cupboard providing storage space, stairs leading up to the second floor landing, doors to the following rooms;

Kitchen
10'6 x 8'10
Good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated 'Lamona' electric oven and hob with overhead illuminated extractor hood, large UPVC double glazed window to the side. freestanding LEC under counter fridge freezer, freestanding 'Beko' washing machine, part tiled walls, wall mounted 'Heatline' combi boiler, tile effect vinyl flooring.

Bathroom
6'3 x 5'3
Three piece white suite comprising of; bath with telephone style handheld shower attachment, WC and vanity wash hand basin, part tiled walls, vinyl flooring, wall mounted heated towel rail, wall mounted mirror, wall mounted mirror fronted cabinet, UPVC double glazed opaque window to the side.

Bedroom Two
12'0 x 11'3
Large UPVC double glazed window to the rear, radiator, television point.

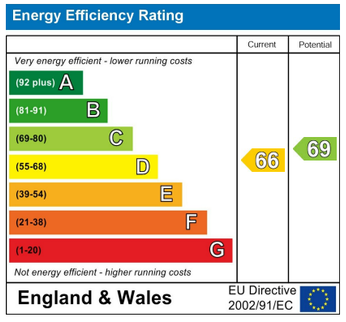
Lounge
18' x 15'3
Large UPVC double glazed walk in bay window to the front, UPVC double glazed window to the front, two radiators, granite fireplace housing freestanding electric fire, television and telephone points, coving, picture rail, skirting boards, two small cupboards housing the water meter and fuse box.

Second Floor Landing
Doors lead into the following rooms;

Second Floor WC
6'3 x 3'1
Two piece white suite comprising of; WC and wall hung wash hand basin, radiator, extractor fan, wall mounted mirror, vinyl flooring.

Bedroom Four
9'8 x 6'3
UPVC double glazed window to the rear, 'Velux' window to the rear, single glazed stained and leaded window to the side, radiator, television point.

Bedroom One
16'7 x 13'8
Two sets of UPVC windows to the front, two radiators, television.

Outside
The entrance to the apartment is located at the rear of the property which is accessed via a walled ginnel to the side of Our Lady Star of the Sea church.

Other Details
Council Tax Band: A (£1,672.90 per annum)