



## 2 bed apartment to buy in FY8

St. Andrews Road South, Lytham St.  
Annes, Lancashire, FY8 1PZ

**£95,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ DECEPTIVELY SPACIOUS AND WELL PRESENTED FIRST FLOOR CONVERTED APARTMENT IN SOUGHT AFTER RESIDENTIAL LOCATION MINUTES AWAY FROM THE SEA FRONT OFFERED WITH
- ✓ CONVENIENTLY LOCATED CLOSE TO ST ANNES SQUARE, GOOD TRANSPORT LINKS, LOCAL SHOPS, SCHOOLS AND GOLF COURSES

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Deceptively spacious and beautifully presented first-floor converted apartment, ideally situated in a sought-after residential location just minutes from the seafront. Offered for sale with no onward chain.

Conveniently positioned within easy reach of St Annes Square, the property benefits from excellent transport links as well as nearby local shops, schools and renowned golf courses.

The accommodation briefly comprises two well-proportioned bedrooms, a bright and airy lounge, a fitted kitchen and a modern three-piece bathroom suite. Externally, residents can enjoy access to a communal rear garden which has potential to be converted into off road parking spaces.

This property would make an ideal purchase for a first-time buyer or a buy-to-let investor.

EPC Rating: C

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 - 3.33m x 2.24m (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 - 4.90m x 3.71m (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 - 4.67m x 3.20m (15'4 x 10'6) - UPVC double glazed window to the rear, wall mounted electric heater, skirting boards.

Bathroom - 2.08m x 1.83m (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 - 3.45m x 2.97m (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 ( £1,608.84 per annum )

Tenure: Leasehold

Number of years left on the lease: 941

Maintenance charge: Each apartment owner pays £50 a month towards maintenance cost.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 941

Annual Ground Rent Amount: £1.00

Price: Starting Bid £95,000

Property Type: Apartment

Parking: Allocated

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Solar

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

St. Andrews Road South, Lytham St. Annes, Lancashire, FY8 1PZ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

