



2 bed flat to buy in FY8

Cecil Street, Lytham St. Annes, Lancashire,
FY8 5NN

£140,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Vacant
- ✓ Two Bedrooms
- ✓ EPC Rating D

On Street parking

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-proportioned two bedroom second floor apartment, ideally situated in the heart of Lytham, just a short stroll from the town's vibrant centre, with its excellent selection of independent shops, cafés, restaurants, the famous Green, and picturesque seafront. Offering an exceptional lifestyle in one of the Fylde Coast's most sought-after locations, the property also benefits from excellent transport links and local amenities close by.

The accommodation offers a practical and well-balanced layout, comprising an entrance hall, a spacious lounge providing comfortable living and dining space, and a fitted kitchen. There are two well-proportioned bedrooms together with a bathroom, making the property ideal for first-time buyers, downsizers, buy-to-let investors or those seeking a convenient lock-up-and-leave home.

The apartment is ready to move into whilst also offering scope for a purchaser to personalise if desired.

Please note: Some images have been virtually staged with digital furniture and accessories for illustrative purposes only. Actual room appearance may differ."

Further benefits include gas central heating and an enviable central location where properties continue to be in strong demand.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 863

Price: Starting Bid £140,000

Property Type: Flat

Parking: On Street

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: Gas

Electric: National Grid

Water: Direct mains water

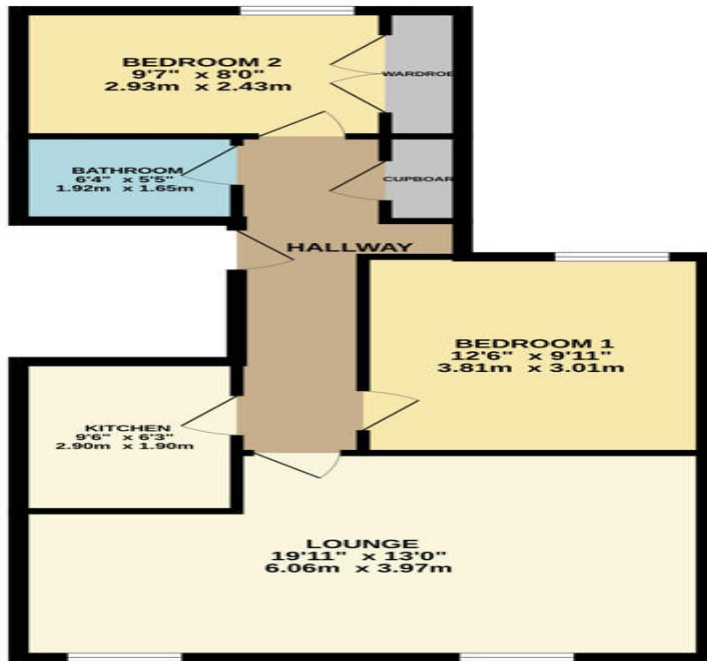
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cecil Street, Lytham St. Annes, Lancashire, FY8 5NN

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

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