



2 bed apartment to buy in FY8

18, St. Annes Road East, Lytham St. Annes,
Lancashire, FY8 1UL

£105,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ 2 DOUBLE BEDROOMS
- ✓ PARKING TO REAR
- ✓ VERY LARGE ROOMS
- ✓ CLOSE TO ST. ANNES SQUARE
- ✓ EPC Rating C

Key Information

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

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105000. LARGE 2 BEDROOM FIRST FLOOR APARTMENT CLOSE TO ST. ANNES TOWN CENTRE, PARKING TO THE REAR, NO ONWARD CHAIN, LOUNGE, MODERN KITCHEN DINER, STUNNING RECENTLY FITTED 4 PIECE BATHROOM, 2 BEDS. This is a large first floor apartment, located close to St. Annes Town Centre and the Sea Front

Welcome to St. Annes Road East, this large apartment is presented to a high standard throughout and offers a highly convenient location. There is also a parking space to the rear.

Communal front door opens on to entrance hallway, stairs lead to the first floor; door leads into the properties hallway. Central hallway within the property leads to the following accommodation - A large lounge with picture bay window to the front elevation, UPVc double glazed sash window, the focal point is this room is a modern electric fire with surround. The kitchen is an excellent size, large enough to house a good size dining table. There are a range of modern wall and base units along with complementary worktops.

There are 2 bedrooms, both of which are well proportioned. The family bathroom is stunning, a recently fitted 4 piece suite comprises - bath, separate shower, wash hand basin set on a vanity unit, toilet.

To the rear there is a single parking space.

Offered with no onward chain.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 849

Annual Ground Rent Amount: £4.00

Price: Starting Bid £105,000

Property Type: Apartment

Parking: Allocated

Year built: 1920

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

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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