



2 bed apartment to buy in FY8

Fleet Street, Lytham St. Annes, Lancashire,
FY8 2SY

£75,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Garage parking

Property features

- ✓ Popular second floor apartment development
- ✓ Spacious lounge and fitted dining kitchen
- ✓ Garage included
- ✓ Short walk to the coast, amenities and transport links
- ✓ EPC Rating E

Key Information

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

Description

This second floor apartment is set within a very popular development, just a short walk from the coast, with a range of amenities and transport links close by.

The generous accommodation comprises a spacious reception room, fitted kitchen with space for a dining table, two double bedrooms and a shower room. The property also benefits from a garage.

This would make an excellent first time purchase or buy-to-let investment opportunity. Being sold with no forward chain, early viewing is highly recommended.

Second Floor

Entrance Hall

Electric storage heater, coving to ceiling, built-in storage cupboard, door to:

Lounge 4.91m (16'1") x 3.28m (10'9")

Full height double glazed window to front, electric storage heater, TV point, coving to ceiling.

Kitchen 3.84m (12'7") x 2.34m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to rear, coving to ceiling.

Bedroom 1 3.84m (12'7") x 2.85m (9'4")

Double glazed window to rear, electric storage heater, TV point.

Bedroom 2 3.76m (12'4") x 2.85m (9'4")

Double glazed window to front, electric storage heater, coving to ceiling.

Shower Room 2.85m (9'4") x 1.80m (5'11")

Fitted with three piece suite with comprising, shower enclosure with fitted electric shower, pedestal wash hand basin with mixer tap, and WC, part tiled walls, electric fan heater, obscure double glazed window to rear, built-in airing cupboard housing hot water cylinder.

External

Set in communal gardens. Single garage with up-and-over door

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 847

Annual Ground Rent Amount: £20.00

Annual Service Charge Amount: £840.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Garage, Communal

Year built: 1976

Construction materials: Brick and block

Roofing type: Flat

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

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		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Fleet Street, Lytham St. Annes, Lancashire, FY8 2SY

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

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.

