



13 Woodlands Court, Woodlands Road, Ansdell, Lytham

Situated in the heart of Ansdell close to all local amenities a first floor apartment with one reception room and one bedroom. Woodlands Court is situated off Woodlands Road next door to Ansdell & Fairhaven Railway Station. The apartment is situated on the first floor. There are good quality double glazed units to all windows. The apartment may well suit a retired person or first time buyer. Epc rating F.

£75,000

Woodlands Road

OUTSIDE STAIRCASE

Leads to a first floor communal hall with security doors.

ENTRANCE HALL

Private hall with built in cloaks cupboard. Additional cupboard housing the hot & cold water tanks. Walk in store cupboard measuring 5'8" x 3'3".

LOUNGE 13' 2" x 10' 3" (4.01m x 3.12m)

Large double glazed window overlooking the gardens and Woodlands Road. Fireplace and electric fire. Laminate flooring, coving.



KITCHEN 10' 3" x 7' 2" (3.12m x 2.18m)

Fitted wall and floor units with a stainless steel sink unit. Freestanding oven and fridge freezer. Plumbed in for a washing machine. Double glazed window.

BEDROOM 12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window overlooking Woodlands road. Built in wardrobes - not included in the measurement.



BATHROOM 5' 8" x 5' 6" (1.73m x 1.68m)

Panelled bathroom with a white bath with a Triton shower over, wash hand basin & wc.



SERVICE CHARGE

There is a charge of £189 per quarter.

TENURE

The property is leasehold - there is a new management company in place and no ground rent is charged.



COUNCIL TAX Band A.

ENERGY PERFORMANCE CERTIFICATE

Current rating F. Potential rating C.

OUTSIDE

There are communal gardens and parking areas. There is a lock up store allocated to this flat.