



**Lytham**  
Estate Agents

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**9 Nile Close, Lytham, FY8 5TS**

**£131,500**

*This Modern One Bedroom Ground Floor Apartment Is Ideally Located Within Easy Reach Of Lytham's Town Centre And Green. Offering Light And Spacious Accommodation, comprising: Entrance Hall, Open Plan Living Dining Kitchen, Bedroom, Bathroom And Allocated Parking Space. Double Glazing And Gas Central Heating Throughout.*



### Communal Entrance

Outer door leading to communal hallway. Letterboxes and telephone entry system. Stairs leading to all floors.

### Entrance Hall

Fitted cupboard with a wall mounted Gloworm boiler and second cupboard with space and plumbing for washing machine and dryer. Radiator and doors leading to:

### Lounge 16' x 11'1" (4.88m x 3.38m)

Double glazed window allowing plenty of natural light. Radiator, space for dining table and chairs. Open plan to:

### Kitchen 6'8" x 6'6" (2.03m x 1.98m)

Double glazed window. Range of fitted wall and base units with contrasting work surfaces incorporating stainless sink and drainer unit with mixer tap. Built in Smeg oven, fitted Smeg microwave and four ring gas hob with extractor above. Integrated fridge and freezer. Under cupboard lighting and inset ceiling spot lights.

### Bedroom 12'1" x 10'7" (3.68m x 3.23m)

Double glazed window to the rear and radiator.

### Bathroom 6'10" x 5'6" (2.08m x 1.68m)

Double glazed obscure window. Three piece suite comprising: bath with mixer tap and wall mounted mains shower and glass shower screen. Wash hand basin with mixer tap and low level flush WC. Part tiled walls and chrome heated towel rail.

### Floor Plans



### Additional Information

Tenure - Leasehold  
Ground Rent - £200 per annum  
Maintenance fees - £1000 per annum (approx)  
Allocated parking space

### EPC Results

Current Energy Efficiency Rating - B (82)  
Potential Energy Efficiency Rating - B (82)  
Current Environmental Impact Rating - B (87)  
Potential Environmental Impact Rating - B (87)

### Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.

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