



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square
Lytham
Lancashire FY8 5JP

Telephone
01253 796996

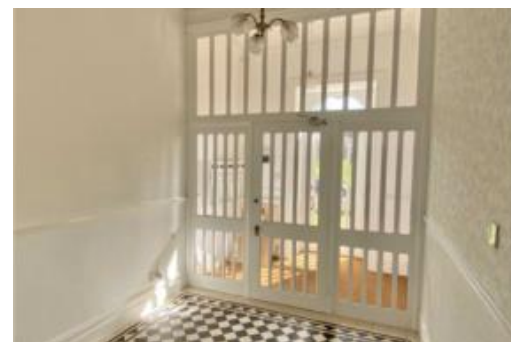
E-mail
info@lythamestateagents.co.uk
Web
www.lythamestateagents.co.uk



Flat 4, 1 St Georges Square, St Annes, FY8 2NY

£134,000

This Fully Refurbished Bright & Spacious Second Floor Apartment Is Located Just A Short Walk From St Annes Square, With Fabulous Views Overlooking Ashton Gardens. The Property Briefly Comprises: Fitted Kitchen, Lounge, Double Bedroom, WC & Separate Shower Room. Offered With No Forward Chain. Viewing Essential To Fully Appreciate.



Entrance Hall

Coving, spot lighting, loft access hatch, electric radiator, cloaks area and doors to the following rooms:

Shower Room

UPVC double glazed opaque window to the rear. Step-in shower enclosure with bi-folding glass door, wall mounted Mira electric shower unit and handheld shower attachment on riser rail. Tiled splash backs, spot lighting, vinyl flooring, coving and extractor fan.

Lounge

UPVC double glazed windows to both sides. Coving, picture rail, TV aerial points, telephone points, ceiling light and electric radiators. Door to:

Dining Kitchen

UPVC double glazed windows to the side and rear. Range of fitted wall and base units with laminate work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Integrated Indesit oven and four ring gas hob with extractor above. Tiled splash backs, vinyl flooring, spot lighting, electric radiator and coving. Space for washing machine and fridge freezer.

Bedroom



UPVC double glazed window to the side. Ceiling light, electric radiator, TV aerial point, coving and picture rail.

WC

UPVC double glazed opaque window to the side. Two piece white suite, comprising: pedestal wash hand basin with twin chrome taps and WC with push button flush. Wall mounted mirror, shaver points, coving, spot lighting and wall mounted mirrored vanity cabinet.

Additional Information

Tenure - Leasehold

Council Tax Band - A

Maintenance Charge -

Please note: there is no lift access within the building.

EPC Results

Current Energy Efficiency Rating - ()

Potential Energy Efficiency Rating - ()

Current Environmental Impact Rating - ()

Potential Environmental Impact Rating - ()

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.

Floor Plans