



## 1 bed apartment to buy in FY8

Settle Court, Lytham St. Annes,  
Lancashire, FY8 3RB

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Cash Buyers Only
- ✓ Ground floor apartment in a quiet cul-de-sac location
- ✓ Spacious lounge and double
- ✓ Garage with up and over door
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ 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 £50,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This ground floor apartment is set in a quiet cul-de-sac location, yet with a range of amenities and transport links close by.

The accommodation comprises a spacious lounge, double bedroom, fitted kitchen and bathroom, and also benefits from a single garage. The property would make an excellent buy-to-let investment or suit an owner occupier looking to downsize.

Being sold with no forward chain, early viewing is highly recommended.

Ground Floor Apartment With Private Entrance

Entrance Hall

Secure UPVC double glazed front door, telephone point and two useful storage cupboards, one with shelving. Doors leading to the following rooms.

Lounge 4.07m (13'4") x 4.02m (13'2")

A good size reception room with large double glazed window overlooking the front, radiator, TV and telephone points, ceiling cornice and feature electric fireplace.

Kitchen 3.35m (11') x 2.11m (6'11")

Fitted with a matching range of white high gloss base and eye level cabinets with complementary worktops. Stainless steel sink with drainer, wall mounted gas condenser boiler, integrated electric oven with electric hob and extractor hood over. Plumbing for washing machine and space for under counter fridge. Double glazed window to the rear and secure UPVC door providing access outside.

Bedroom 4.02m (13'2") x 3.36m (11')

Double bedroom with double glazed window overlooking the rear, radiator and fitted wardrobes incorporating drawers and ample hanging space.

Bathroom 2.17m (7'1") x 1.96m (6'5")

Fitted suite comprising panel bath with shower over, wash hand basin and low level WC

Garage

Single garage with up and over door.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 940

Annual Ground Rent Amount: £14.00

Annual Service Charge Amount: £696.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: Garage, Off Street

Year built: 1968

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Subsidence

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


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Settle Court, Lytham St. Annes, Lancashire, FY8 3RB

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

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
<https://openhouse.london/>**

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.

