



## 1 bed apartment to buy in FY8

St. Patricks Road South, Lytham St. Annes,  
Lancashire, FY8 1UP

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Shops and amenities nearby
- ✓ Double glazing
- ✓ Close to Railway Station
- ✓ Close to St Annes Square
- ✓ 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

Ground Floor Flat available with No Onward Chain Comprising; Spacious Lounge, Double Bedroom, Modern Fitted Kitchen with Appliances, Modern Shower Room. The property is situated within walking distance of St. Annes Square and amenities and situated on transport links.

Entrance

The property is accessed via a Communal Entrance with door opening to;

Hallway

Private entrance hallway with doors leading off. Understairs storage cupboard.

Lounge - 5.073 x 3.635 - at max m (16'8" x 11'11" ft)

Spacious lounge with uPVC double glazed bay window to front aspect, radiator, telephone and aerial points, central light.

Bedroom - 4.069 x 2.447 - at max m (13'4" x 8'0" ft)

Double bedroom with fitted storage cupboards, uPVC double glazed window to rear aspect, central light, radiator.

Bathroom - 1.83 x 1.617 m (6'0" x 5'4" ft)

Two piece suite in white comprising close-coupled WC and pedestal hand was basin, walk-in shower, panelled walls, mirrored vanity unit, uPVC obscure double glazed window to side aspect, extractor fan.

Second Reception - 2.571 x 2.179 - at max m (8'5" x 7'2" ft)

Second reception room/dining room leading to kitchen, gas central heating boiler, uPVC double glazed window to side aspect, steps down into;

Kitchen - 2.614 x 1.791 m (8'7" x 5'11" ft)

Modern fitted kitchen with range of wall & base units with complementary work surfaces over and tiled splashback, sink & drainer with mixer tap, freestanding electric cooker with illuminated extractor above, plumbed for washing machine, uPVC double glazed window to rear aspect, Velux roof light. UPVC glazed door to rear garden.

External

The property is accessed via pathway to the front with uPVC door leading in to communal hallway. There is a private low-maintenance garden to the rear of the property accessed via a uPVC door from kitchen.

We have been advised while there is no active service charge currently when maintenance to the building is required the cost is split between the 3 apartments. The last bill was £800.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 853

Annual Ground Rent Amount: £30.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: On Street

Year built: 1880

Construction materials: Brick and block

Roofing type: Slate tiles

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

Water meter: Yes

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>	70	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	

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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/>**

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