



**St Annes  
Landmark House  
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Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

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**O.O  
£90,000**

St Andrews Road South,  
Lytham St. Annes FY8

**Farrell  
Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom Third Floor Apartment Close to St Anne's Centre**
- **Two Double Bedrooms, Good Sized Lounge, Fitted Kitchen**
- **Three Piece Bathroom, Ideal for First Time Buyers**
- **Superb Location Close to Local Amenities & Transport Links**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**EPC D**

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This two bedroom apartment is situated on the third floor and is very conveniently situated in close proximity to St Anne's town centre and all of the local shops, amenities bars, restaurants and travel links it has to offer.

The entrance is on the ground floor with a staircase leading to the third floor where you will enter the apartment. The apartment comprises of a good sized lounge, two double bedrooms, an ample fitted kitchen and a three piece bathroom with toilet, hand wash basin and bath with shower over.

This is a super opportunity for a first time buyer, single person, couple or investor looking to grow their portfolio to acquire this central home with St Anne's-On-Sea right on its doorstep!

Tenure: Leasehold

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 Leasehold information: Terms: TBC  
 Current Ground Rent: TBC  
 Current Service/Maintenance Charges: TBC

Council Tax: Band A



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