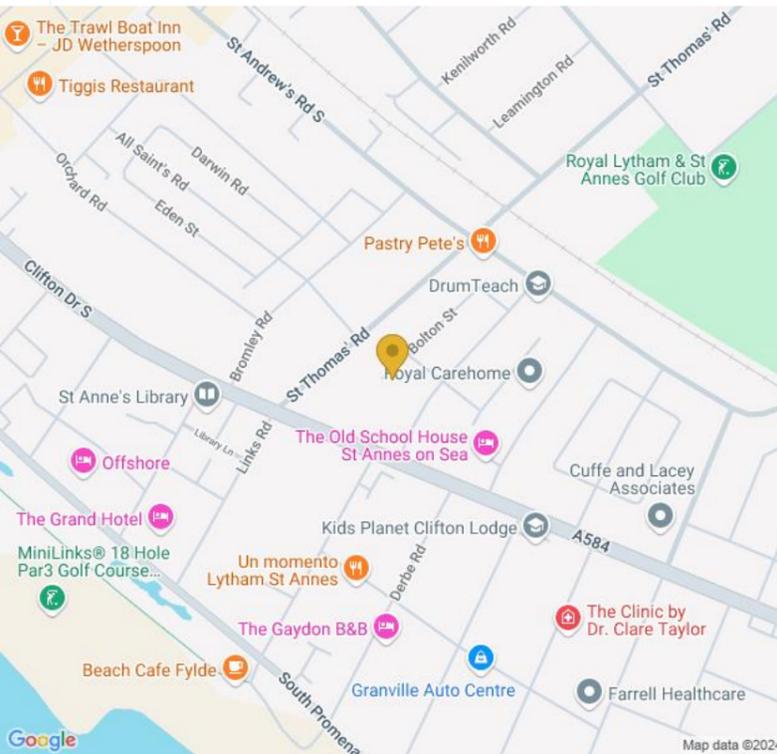
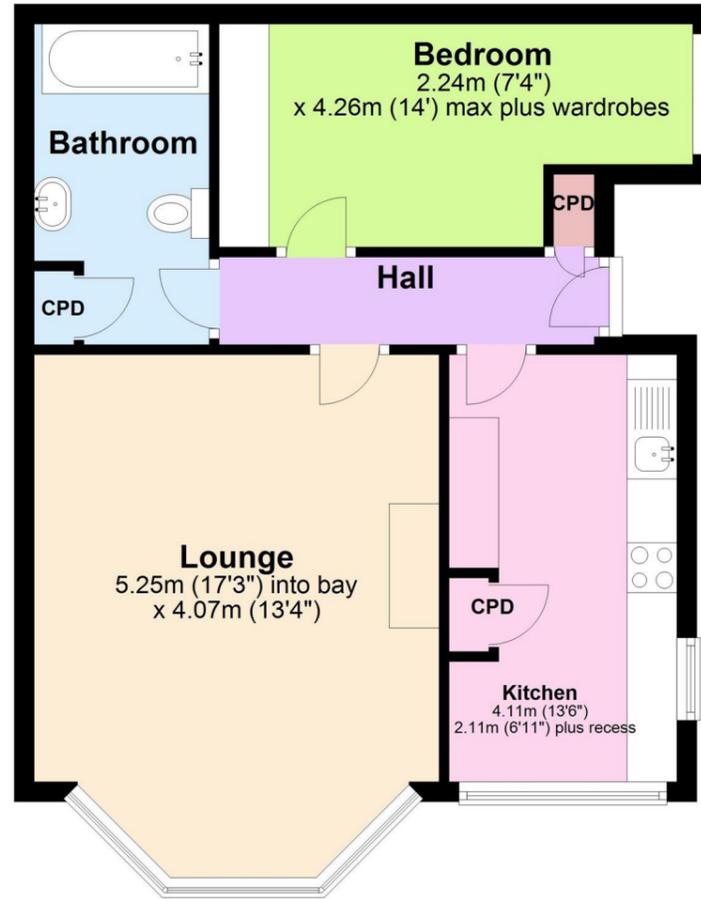


£85,950

18 Victoria Road, Lytham
St. Annes FY8



**St Annes
Landmark House
5a Cleveleys Avenue FY5 2UH**

Tel: 01253 720500

Email: stannes@farrellheyworth.co.uk
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- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **One Bedroom Ground Floor Apartment**
- **Easy Access Of Town Centre & Excellent Amenities**
- **Good Sized Lounge, Modern Kitchen & Bathroom**
- **Garden To Front, Off Road Parking To Rear**

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.

Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC D

www.farrellheyworth.co.uk



One bedroom ground floor apartment with garden area to the front and off road parking to the rear. Well placed for the town centre and excellent amenities.

Double glazed and warmed by a gas fired central heating system, the property is ideal for the first time buyer or those seeking retirement. Hallway, good sized lounge, modern fitted kitchen and bathroom, bedroom.

Internal inspection is recommended.

Tenure: Leasehold
 Leasehold information: Terms: 999 years from 1st May 1987
 Current Ground Rent: £5 per annum
 Current Maintenance/Service Charges: £50 per calendar month
 Council Tax: Band A



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