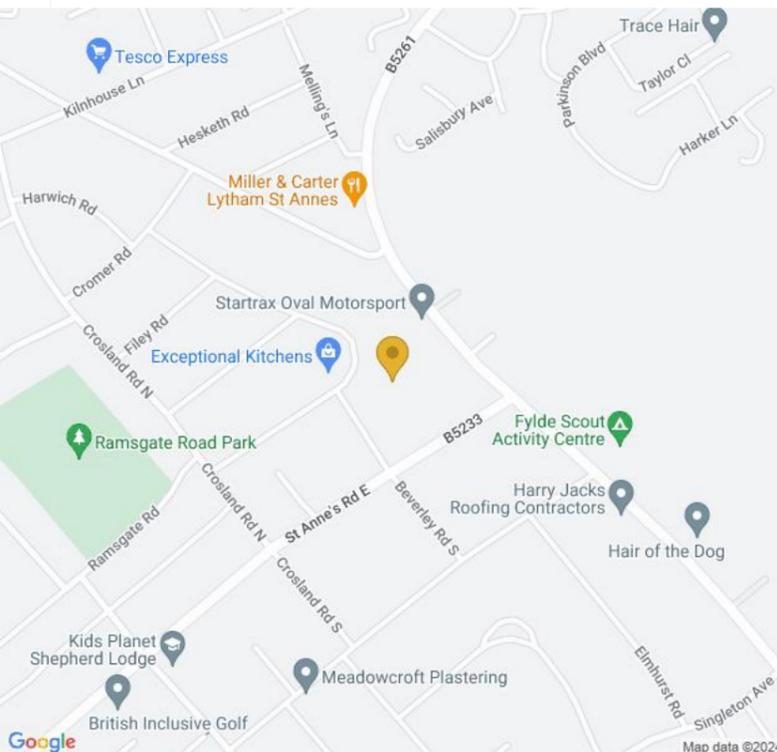


**£127,950**

St. Annes Road East,  
Lytham St. Annes FY8



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

**Tel: 01253 720500**

**Email: [stannes@farrellheyworth.co.uk](mailto:stannes@farrellheyworth.co.uk)  
[https://www.farrellheyworth.co.uk/st\\_annes](https://www.farrellheyworth.co.uk/st_annes)**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Well Presented Second Floor Apartment In Popular Location**
- **Generously Proportioned Accommodation With Great Sized Lounge**
- **Two Bedrooms, Lovely Modern Shower Room, Garage**
- **Attractive Communal Garden Areas, Highly Recommended**

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](http://www.farrellheyworth.co.uk)



This is an opportunity to purchase a great sized apartment located on the second floor within a purpose built development in a keenly sought after residential location.

Well presented throughout, the property is double glazed, warmed by a gas fired central heating system. There are attractive, well tended communal garden areas and an adjacent garage with roller doors and power supplied.

Internal inspection comes highly recommended and is essential in order to fully appreciate the size and layout of accommodation to be found. There is a good sized entrance hallway, amazing sized lounge, kitchen, two bedrooms, modern fitted shower room and separate wc.

The property is well placed for a wide range of amenities in St Anne's town centre.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 1st September 1975  
 Current Ground Rent: Included in Service Charge.  
 Current Maintenance/Service Charges: £120 per calendar month and includes building insurance, gardening, cleaning of communal areas and window cleaning.  
 Council Tax: Band C



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