



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

**Tel: 01253 720500
Email: stannes@farrellheyworth.co.uk
https://www.farrellheyworth.co.uk/st_annes**

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

£85,000

**Fairhaven Road, Lytham St.
Annes FY8**



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **One Bedroom Ground Floor Apartment In Great Area**
- **Spacious Lounge, Modern Kitchen, One Double Bedroom**
- **Located Close To Sea Front, Shops & Amenities**
- **Please Call To Avoid Missing Out**

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.

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Fantastic opportunity to purchase this one bedroom ground floor flat, the property is ready to move into and is situated in the popular residential location of Lytham St Annes.

On internal inspection the property briefly comprises; entrance hallway, inner hallway, lounge, kitchen, bathroom and one spacious double bedroom.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold
 Leasehold information: Term: 125 Years From 25th March 2003
 Current Ground Rent: £200 Per Annum
 Current Service/Maintenance Charge: £337 Per Quarter
 Council Tax: Band A



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