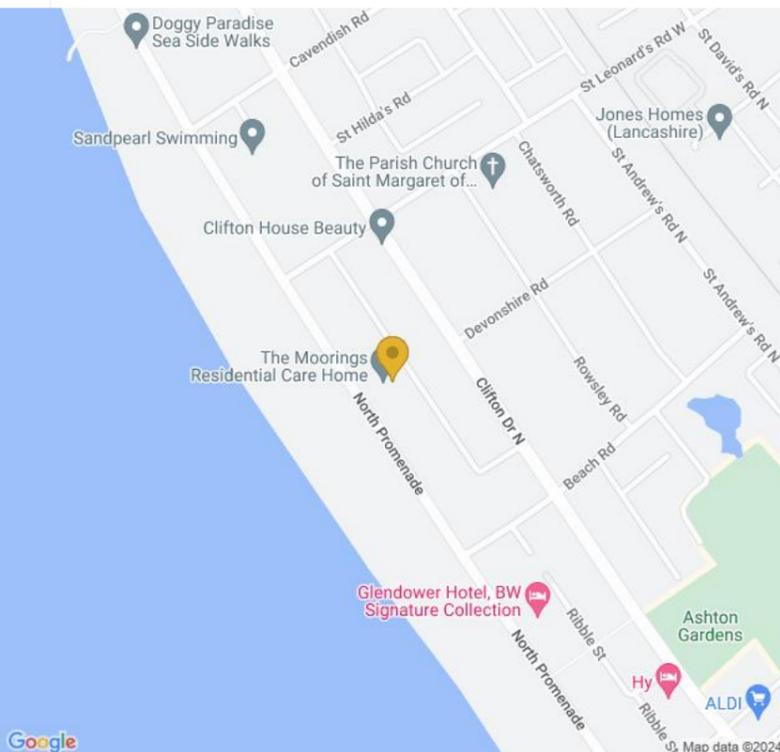
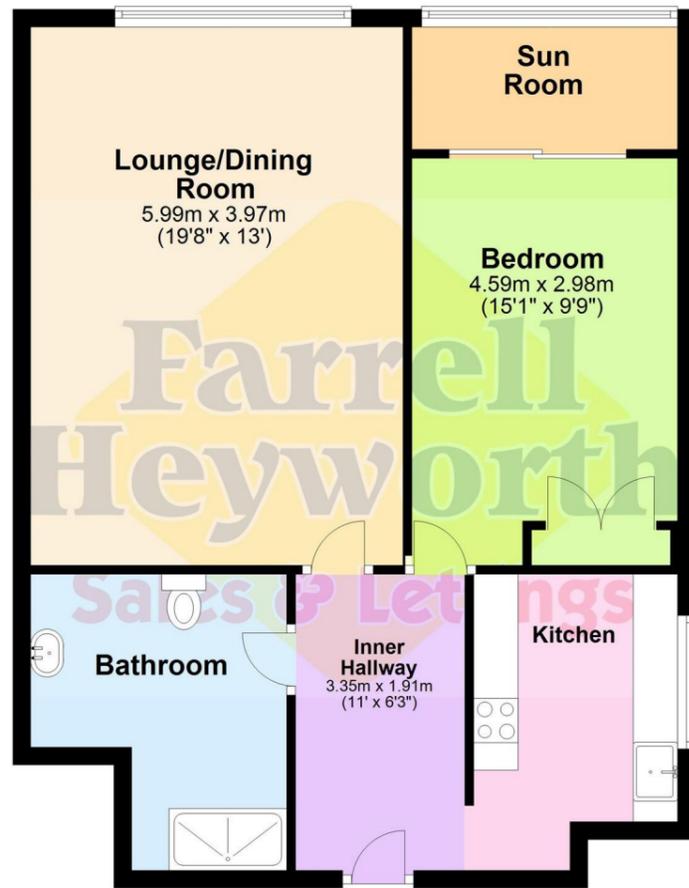


£210,000

Flat 1, Pier Court, 48 North Promenade, Lytham St. Annes FY8



**St Annes
Landmark House
5a Cleveleys Avenue FY5 2UH**
Tel: 01253 720500
Email: stannes@farrellheyworth.co.uk
https://www.farrellheyworth.co.uk/st_annes



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Immaculate One Bedroom Ground Floor Flat In Lytham St Annes**
- **Spacious Lounge & Dining, Modern Kitchen, Good Size Shower Room**
- **One Double Bedroom With Attached Sun Room**
- **Great Location, Close To Local Shops, Transport Links & Sea Front**

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 C

www.farrellheyworth.co.uk



A fantastic opportunity to purchase this one bedroom ground floor flat, the property is immaculately presented and is situated in a popular residential location in Lytham St Annes on the sea front.

On internal inspection the property briefly comprises; an entrance hallway, inner hallway, a spacious lounge with a dining area, a bright, modern kitchen, shower room, one double bedroom and a sun room.

Externally the property has parking and a separate garage.

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

Tenure: Leasehold
 Leasehold information: Terms: 890 years from 1st May 1975
 Current Ground Rent:
 Current Service/Maintenance Charges: £1200 per annum paid in two instalments
 Council Tax: Band C



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