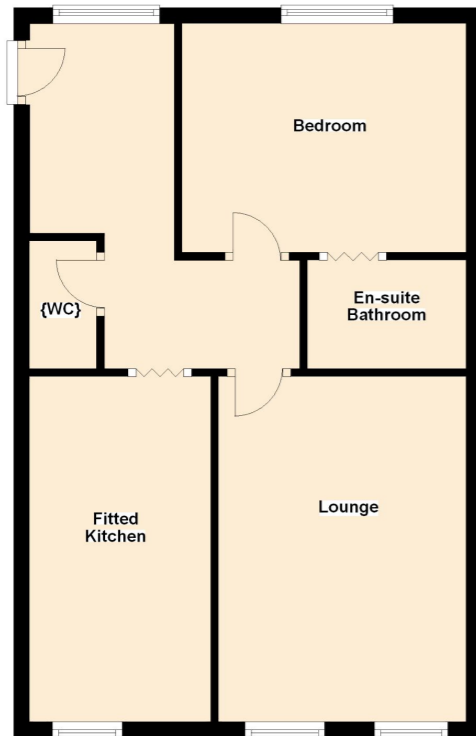


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Flat 6 36-38 St Annes Road East,
LYTHAM ST ANNES, Lancashire, FY8 1UR



- Second Floor Apartment
- Double Bedroom
- Short Stroll to St Annes Centre
- Allocated Off Street Parking
- Sold With Tenant In Situ
- Immediate Rental Income Of £475 PCM

£110,000

Leasehold
 Energy Efficiency Rating: E



Flat 6 36-38 St Annes Road East,

LYTHAM ST ANNES, Lancashire, FY8 1UR

£110,000

Attention Investors This conveniently located second floor apartment is a great investment opportunity. Currently being sold with a tenat in situ with an immediate rental income of £475 pcm. The property is in a popular location, just a short walk from St Annes centre. The accomodation comprises: Entrance hallway, A Double bedroom, Fitted kitchen, WC, En-Suite Bathroom and a Lounge. Outside there is allocated off street parking.

Tenure: Leasehold: £Ground Rent: £25 pa

Council Tax: Band B

Service Charge: £70 per month



SECOND FLOOR

Entry via secure intercom controlled front Entrance door to communal hallway with stairs up to second floor to own front door to:

ENTRANCE HALL

Double glazed window to rear, radiator, entry phone, folding door to Fitted Kitchen, door to:

WC

Fitted with two piece suite comprising corner pedestal wash hand basin, wc and extractor fan.

LOUNGE 4.33m (14'2") x 3.11m (10'2")

Two double glazed windows to front, radiator, TV point, living flame effect electric fire set in marble surround.

FITTED KITCHEN 4.33m (14'2") x 2.28m (7'6")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1 ½ bowl sink unit with single drainer and mixer tap, built-in fridge/freezer, washing machine and tumble drier, built-in electric oven, built-in four ring electric hob with extractor hood over, double glazed window to front, single radiator, telephone point(s), wall mounted concealed combination

BEDROOM 3.57m (11'8") x 2.87m (9'5")

Double glazed window to rear, fitted bedroom suite, radiator, folding door to:

EN-SUITE BATHROOM

Fitted with two piece suite comprising bath with separate shower over and glass screen pedestal wash hand basin tiled splashbacks, heated towel rail, extractor fan, radiator.

EXTERNAL

Allocated car parking space. Communal gardens.

