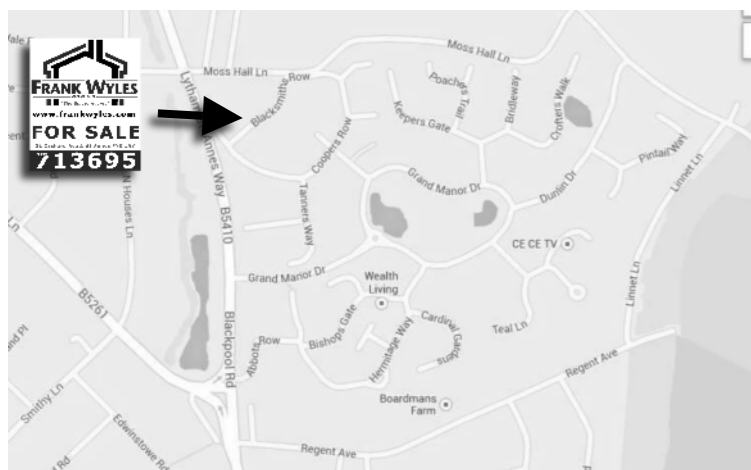
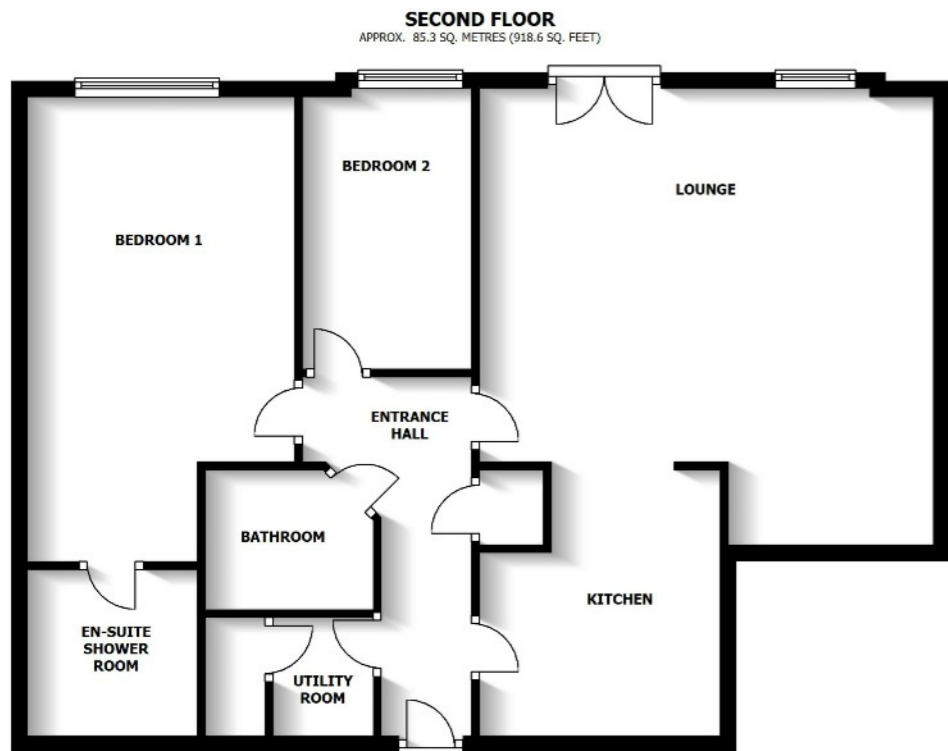


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22-100)	A		
(37-87)	B		
(54-85)	C		
(70-82)	D		
(81-94)	E		
(91-100)	F		
(1-100)	G		
Not environmentally friendly - higher CO ₂ emissions			
		66	72
England, Scotland & Wales			



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305 New Hampshire Court Blacksmith Row, Cypress Point, FY8 4UF



- Second Floor Apartment With Juliette Balcony
- Large Reception Room
- Fitted Kitchen
- 2 Double Bedrooms
- En-Suite Shower Room & Bathroom
- Utility Room
- Allocated Parking Space

£145,000

Tenure: Leasehold
 Energy Efficiency Rating: C 71



305 New Hampshire Court

Blacksmith Row, Cypress Point, FY8 4UF

£145,000

A chain free, modern first floor apartment on the popular Cypress Point development by Kensington Homes. The accommodation comprises of a large reception room with Juliette balcony, a fitted kitchen, utility room, master bedroom with en-suite shower room, a second double bedroom and a bathroom. Outside there is an allocated car parking space with additional visitor parking available

Council Tax Band: E
 Tenure: Leasehold
 Ground Rent: £150 per annum
 Service Charge: £913 per annum



Second Floor

Entry via secure, intercom controlled entrance door to communal hallway with stairs or lift up to second floor, door to:

Entrance Hall

Electric storage heater, entry phone, door to Storage cupboard, door to:

Lounge 5.65m (18'6") x 5.30m (17'5") max
 Double glazed window to rear, electric storage heater, telephone point, TV point, coving to ceiling, living flame effect electric fire with wooden surround and marble inset and hearth, French doors to Juliette balcony, open plan to:

Kitchen 3.31m (10'10") x 3.00m (9'10") max
 Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge and freezer, built-in eye level oven, built-in four ring hob with pull out extractor hood over, door to entrance hall.

Bedroom 1 5.79m (19') max x 3.32m (10'11")
 Double glazed window to rear, wall mounted electric panel heater, TV point, telephone point, coving to ceiling, door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric shower, vanity wash hand basin with storage under, mirror and shaver point and light, and WC, part tiled walls, extractor fan, wall mounted electric panel heater.

Bedroom 2 3.49m (11'6") max x 2.10m (6'11")

Double glazed window to rear, wall mounted electric panel heater.



Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, part tiled walls, extractor fan, wall mounted electric panel heater.

Utility Room 1.47m (4'10") x 1.25m (4'1")
 Plumbing for washing machine and dishwasher, fitted worktop, door to cupboard housing hot water cylinder.

External

Allocated car parking space with additional visitor parking available.

