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**48 Eldon Court,**  
 Lytham St Annes, FY8 2BH

- First Floor Apartment
- Chain Free
- Presented to the Highest Standard
- Gas Central Heating
- Garage
- Vendor will make a contribution towards service charge



**£85,000**

Leasehold  
 Energy Efficiency Rating:



## 48 Eldon Court, Lytham St Annes, FY8 2BH £85,000

This immaculate, first floor purpose built flat is located just a short walk from the shops, bars and restaurants of St. Annes town centre. The spacious accommodation consists of a large lounge with a balcony, a modern fitted kitchen, two double bedrooms, a bathroom and a wc. Outside there are communal gardens and a private single garage.

Tenure: Leasehold

Council Tax: Band B

Service Charge:



### First Floor

#### Entrance Hall

Radiator, low level LED lights, toughened glass sliding door to Kitchen:

#### Kitchen

2.75m (9') x 2.64m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for washing machine, integrated fridge/freezer and dish washer, integrated electric oven and integrated combination oven, ceramic hob with extractor hood over, double glazed window to rear, wall mounted combination boiler, low level LED light, tiled floor and walls.

#### Lounge

5.58m (18'4") x 3.63m (11'11")

Double glazed window to front, two radiators, feature electric fireplace with marble surround, TV point, door to balcony.

#### Bedroom 1

3.69m (12'1") x 3.66m (12')

Double glazed window to rear, radiator.

#### Bedroom 2

3.63m (11'11") x 3.56m (11'8")

Double glazed window to front, radiator, TV point, storage cupboard.

#### Bathroom

Modern bathroom suite comprising large deep pannelled bath with shower over, glass shower screen, wall hung basin with mixer tap, low level wc, tiled floors, full height tiling to all walls, mirror with LED lights, shaver point, opaque double glazed window to the rear

#### External

Set in communal gardens. Private single garage.

