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**Flat 1, 5 St Davids Road North,  
 Lytham St Annes, FY8 2AT**

- Ground Floor Character Apartment
- Close To The Town Centre
- 2 Bedrooms
- Large Reception Room
- Dining Hallway
- Allocated Car Parking Space



**£120,000**

Leasehold  
 Energy Efficiency Rating:



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## Flat 1, 5 St Davids Road North,

Lytham St Annes, FY8 2AT

**£120,000**

Located just a short walk from St. Annes town centre is this well presented ground floor Character Apartment. The spacious accommodation comprises a lounge, a fitted kitchen, 2 double bedrooms and a shower room. Outside there is a garden area and allocated parking space.

Council Tax Band A

Tenure: Leasehold

Service Charge: £50 per month

Pets are allowed



## Ground Floor

### Porch

Door to:

### Entrance Hall

Radiator, dado rail, decorative coving to ceiling, built-in storage cupboard, door to:

### Lounge

3.78m (12'5") max x 3.70m (12'2")

Double glazed box window to front, radiator, TV point, picture rail, decorative coving to ceiling, fireplace with wooden surround and tiled inset and hearth.

### Bedroom 1

4.73m (15'6") x 3.14m (10'4")

Two double glazed windows to side, radiator, picture rail, decorative coving to ceiling.

### Hallway

Built-in storage cupboard, door to:

## Kitchen

3.36m (11') x 2.24m (7'4")

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, plumbing for washing machine, space for fridge and tumble dryer, built-in oven, built-in four ring gas hob with extractor hood over, tiled flooring, wall mounted combination boiler, external door to rear.

## Bedroom 2

3.36m (11') x 2.68m (8'10")

Double glazed window to rear, radiator.

## Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, wall mounted wash hand basin with mixer tap, and WC, part tiled walls, heated towel rail, obscure double glazed window to side, radiator, tiled flooring.

## External

Garden area to the front of the property, allocated parking space to the rear.

