

SECOND FLOOR
APPROX. 53.8 SQ. METRES (578.7 SQ. FEET)

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	
Not energy efficient - higher running costs	(1-20)	G	
		69	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(12-100)	A	
	(81-91)	B	
	(54-80)	C	
	(39-54)	D	
	(21-38)	E	
	(1-20)	F	
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G	
		67	79



TOTAL AREA: APPROX. 53.8 SQ. METRES (578.7 SQ. FEET)



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12-Jan-17



12 Grosvenor Court
St. Annes Road East, St. Annes on Sea, FY8 3RR



- Second Floor Purpose Built Flat
- 1 Reception
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Garage

£95,000

Tenure: Leasehold
Energy Efficiency Rating: C69



12 Grosvenor Court

St. Annes Road East, St. Annes on Sea, FY8 3RR

£95,000

Set in a popular location and presented to a high standard close to transport links is this Second Floor Purpose Built Apartment. Reception, fitted kitchen, 2 bedrooms, family bathroom, gas central heating, double glazed windows, garage, communal off street parking and gardens. Internal viewing is highly recommended.

Council Tax Band:
Tenure: Leasehold
Ground Rent:
Service Charge:



Second Floor

Entrance Hall

Built-in cupboard, door to:

Lounge 4.43m (14'6") x 3.32m (10'11")

Double glazed window to front, radiator, telephone point, TV point, coving to ceiling, doorway to:

Hall

Coving to ceiling, door to:

Kitchen 3.03m (9'11") x 2.41m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with pull out extractor hood over, double glazed window to rear, wall mounted combination boiler.

Bedroom 1 4.43m (14'6") x 3.48m (11'5")

Double glazed window to front, radiator, coving to ceiling.

Bedroom 2 3.03m (9'11") x 2.51m (8'3")

Double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and WC, part tiled walls, heated towel rail, obscure double glazed window to rear, tiled flooring.

External

Set in communal gardens, private single garage.