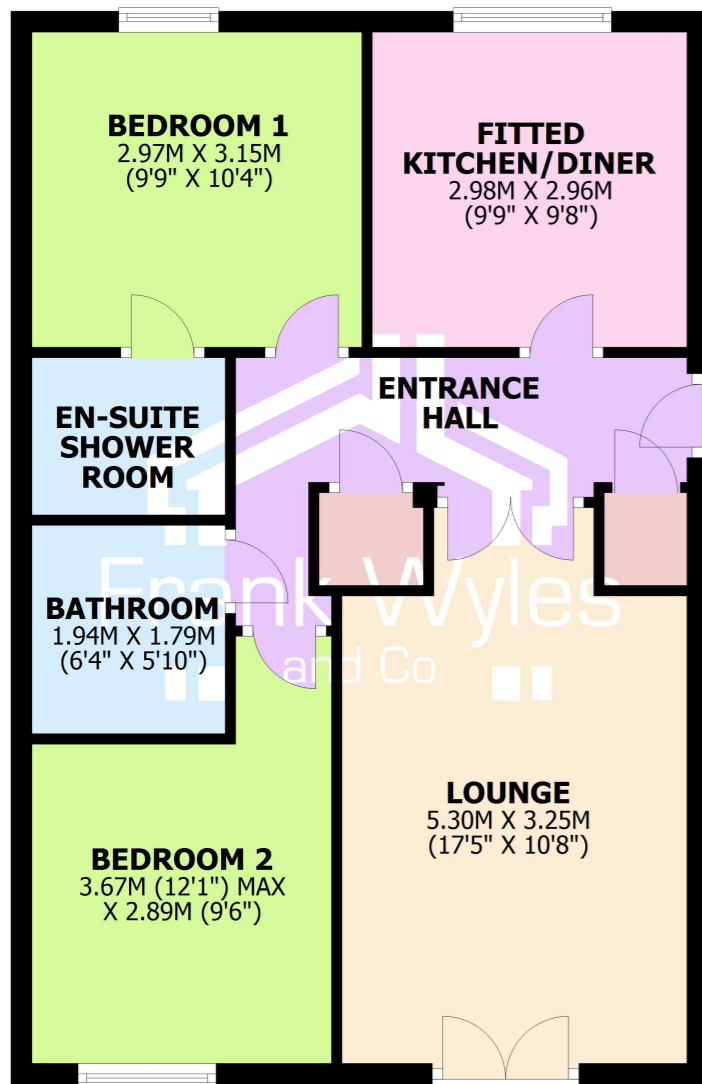


GROUND FLOOR

APPROX. 61.5 SQ. METRES (662.1 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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**Harrison View, Apartment 27 Bailey Avenue,
Lytham St Annes, Lancashire, FY8 1FH**



- Ground Floor Purpose Built Apartment
- Just a short Walk From the Sea Front
- Large Reception
- Kitchen / Diner
- 2 Double Bedrooms
- 2 Bathrooms

£149,950

Leasehold
Energy Efficiency Rating: D



Harrison View, Apartment 27 Bailey Avenue,

Lytham St Annes, Lancashire, FY8 1FH

£149,950

This ground floor apartment is in a prime position being just a short walk from the sea front. The accommodation comprises a lounge, a fitted kitchen, two double bedrooms, an en-suite shower room and a bathroom. There is an allocated car parking space. Early Viewing is highly recommended.

Council Tax: Band C

Tenure: Leasehold

Service Charge: £1,150 pa



Ground Floor

Entrance Hall

Wall mounted electric panel heater, storage cupboard, cupboard housing hot water cylinder, door entry phone, double doors to:

Lounge

5.30m (17'5") x 3.25m (10'8")

Radiator, telephone point, TV point, satellite point, coving to ceiling, double glazed French doors leading to a small patio area to the front.

Fitted kitchen / diner

2.98m (9'9") x 2.96m (9'8")

Fitted with a matching range of base and eye level units with worktop space over, 1 bowl stainless steel sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in electric oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, wall mounted electric panel heater, tiled flooring.

Bedroom 1

3.15m (10'4") x 2.97m (9'9")

Full height double glazed window to rear, fitted wardrobes with mirrored doors, fitted matching dressing table and drawers, wall mounted electric panel heater, TV point, door to:

En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, wash hand basin in vanity unit with storage under, and WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, tiled flooring.

Bedroom 2

3.67m (12'1") max x 2.89m (9'6")

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

Bathroom

1.94m (6'4") x 1.79m (5'10")

Fitted with three piece suite comprising bath with hand shower attachment and mixer tap, wash hand basin in vanity unit with storage under and WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, tiled flooring.

External

There is an allocated parking space with additional parking for visitors available. The development has landscaped communal gardens.

