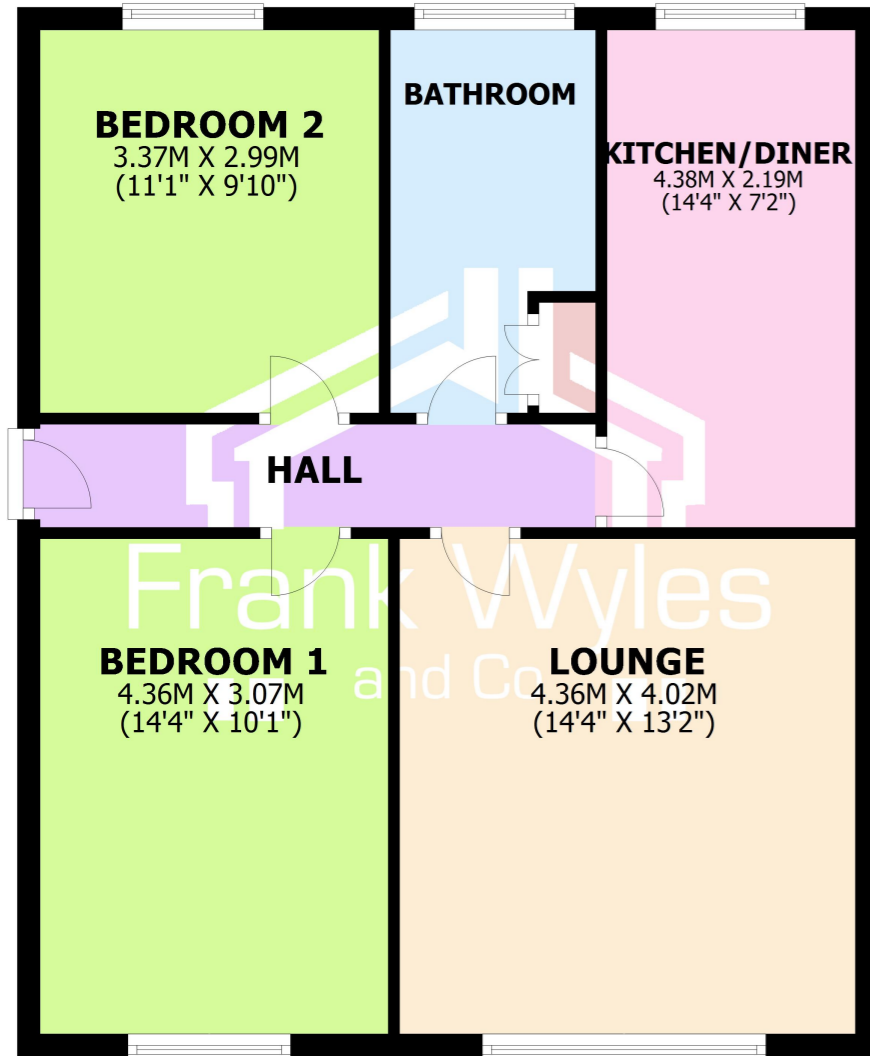


GROUND FLOOR

APPROX. 63.6 SQ. METRES (684.1 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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**Russell Court, Flat 7, 66 St Davids Road South,
Lytham St Annes, Lancashire, FY8 1TQ**



- Ground Floor Apartment
- Chain Free
- Just a short stroll to The Square & Sea Front
- 2 Double Bedrooms
- Lounge & Dining Kitchen
- Viewing Essential

£110,000

Leasehold
Energy Efficiency Rating: D



Russell Court, Flat 7, 66 St Davids Road South,

Lytham St Annes, Lancashire, FY8 1TQ

£110,000

A Must See! This chain free ground floor apartment is just a very short walk to St Annes Square and the seafront. Russell Court has very spacious well-kept communal gardens. The generous accommodation briefly comprises lounge, fitted dining kitchen, two double bedrooms and a bathroom. There is a garage to the rear. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band B

Service Charge: £1,600 per annum



Ground Floor

Communal Entrance

Secure UPVC double glazed front door with entry phone system, leading to:

Entrance Hall

Secure UPVC front door with glazed panel, ceiling cornice, radiator, phone for entry phone system, telephone point, door to:

Lounge

4.36m (14'4") x 4.02m (13'2")

Full height UPVC double glaze panel and window overlooking the communal front gardens, ceiling cornice, TV point.

Dining Kitchen

4.38m (14'4") x 2.19m (7'2")

Fitted with a matching range of base and eye level units with complimentary countertops over, stainless steel sink with mixer tap, space for electric oven with extractor hood over plumbing for washing machine, part tiled walls, ceiling cornice, radiator, floor standing regular boiler, UPVC double glazed window overlooking the well-kept communal gardens to the rear.

Bedroom 1

4.36m (14'4") x 3.07m (10'1")

UPVC double glazed window overlooking the front, radiator, ceiling cornice, two fitted wardrobes.

Bedroom 2

3.37m (11'1") x 2.99m (9'10")

UPVC double glazed window overlooking the rear, ceiling cornice, radiator, fitted bedroom suite.

Bathroom

Three-piece suite comprising panel bath with taps, electric shower over with grab rail and shower curtain, low-level WC, sink with mixer tap, part tiled walls, radiator, airing cupboard housing immersion tank.

Gardens

Well-kept communal gardens to the front and rear.

Garage

Single garage to the rear with up and over door.

Communal Parking

Communal parking to the rear of the development.

