



**New Road
Lytham St Annes
Lancashire
FY8 2ST**

Offers In Excess Of £43,000

bettermove

New Road Lytham St Annes

Bettermove are proud to present this 2 bedroom flat in Lytham St Annes available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

This is a leasehold property with 999 years on the lease from 1961; the ground rent is approximately £50pa and the service charge is approximately £1,000pa.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a communal garden area, perfect for enjoying the summer months.

Located in the popular town of Lytham St Annes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A584, Squires Gate train station and many local bus routes.

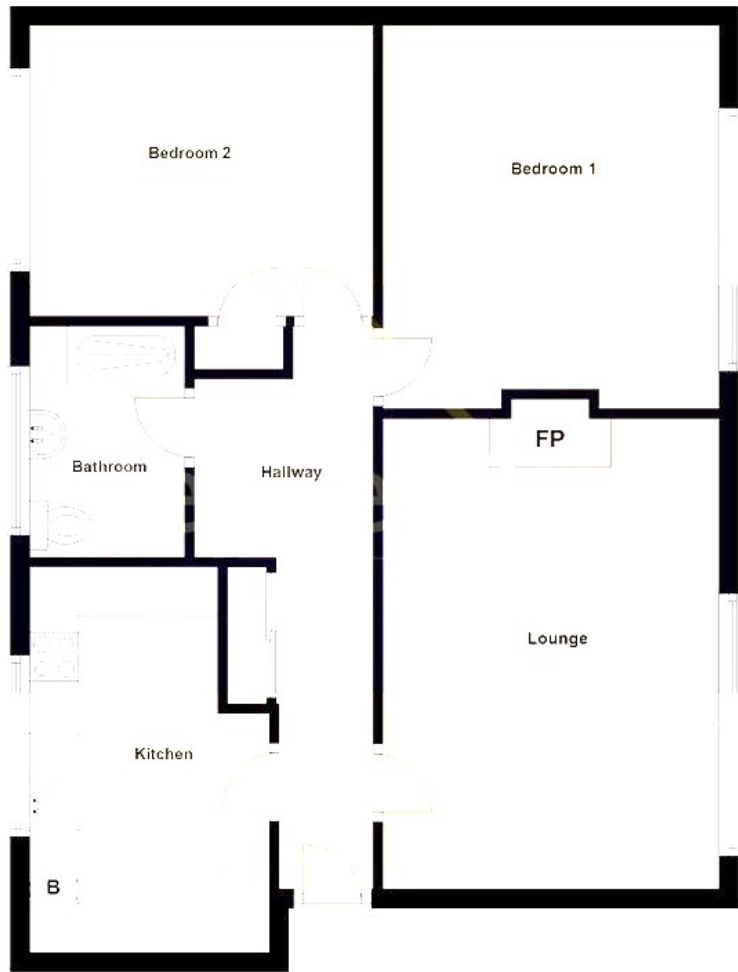
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Ground Floor
 Approx. 65.4 sq. metres (704.3 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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