



Flat 8 Arcon House

6 Park View Road, Lytham St. Annes, Lancashire, FY8 4JE

£175,000

This is a unique opportunity to purchase a modern 2 bedroom apartment, close to the centre of Lytham, with open views on the appropriately named Park View Road.

There is a nursery on the opposite side of the park and a primary school a few hundred yards along Park View Road.

The apartment is on the 2nd Floor and consists of a 25ft long lounge/ dining room, 2 double bedrooms, kitchen and bathroom.

There is a single garage included in the price.

**** NO CHAIN AND NO DELAY. ****

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Hallway

L-shape with carpet. CH controls, entry phone, smoke alarm, CH radiator, loft access. Cupboard containing electrical consumer unit and hot water controls.

Lounge/ Diner 25'0" (into bay) x 12'1"

25ft long room with DG bay window to front overlooking the park opposite. 2 x CH radiators, carpet and curtains. TV aerial and telephone points. 3-way light fitting.

Kitchen 11'0" x 7'0"

DG window to front. White gloss 'shaker' style units. Electric 4-ring hob, with oven and extractor hood. Stainless steel sink. CH radiator. Vinyl floor.

Bedroom 1 14'10" x 10'8"

DG window to rear, with open outlook across the rooftops. Carpet and curtains.

Bedroom 2 14'3" x 9'0"

DG window to front, with views over the park. Carpet.

Bathroom 12'1" (max) x 6'7" (max)

DG opaque window to side of building. Modern white suite consisting of bath with shower over, glass shower screen, pedestal wash basin and WC. Part tiled walls and vinyl floor. CH radiator, extractor fan and shaver point. Cupboard with hot water tank.

Communal Areas

Gardens to the front with open outlook. Single garage to the rear with ample further parking space and garden areas.

Tenure And Council Tax

Tenure is Leasehold for 125 years. Annual ground rent is Â£50 and Council Tax Band is C.

Service Charge

There is a service charge which cost approx Â£50. per month this covers garden maintenance, cleaning, lighting of common parts etc.

Directions

From the centre of Lytham, proceed along Clifton Street in a southerly direction. Turn left at Station Road and follow the road past Booth's new supermarket. At the mini-roundabout proceed straight on in to Park View Road. Arcon House is on the right and there is a car park.

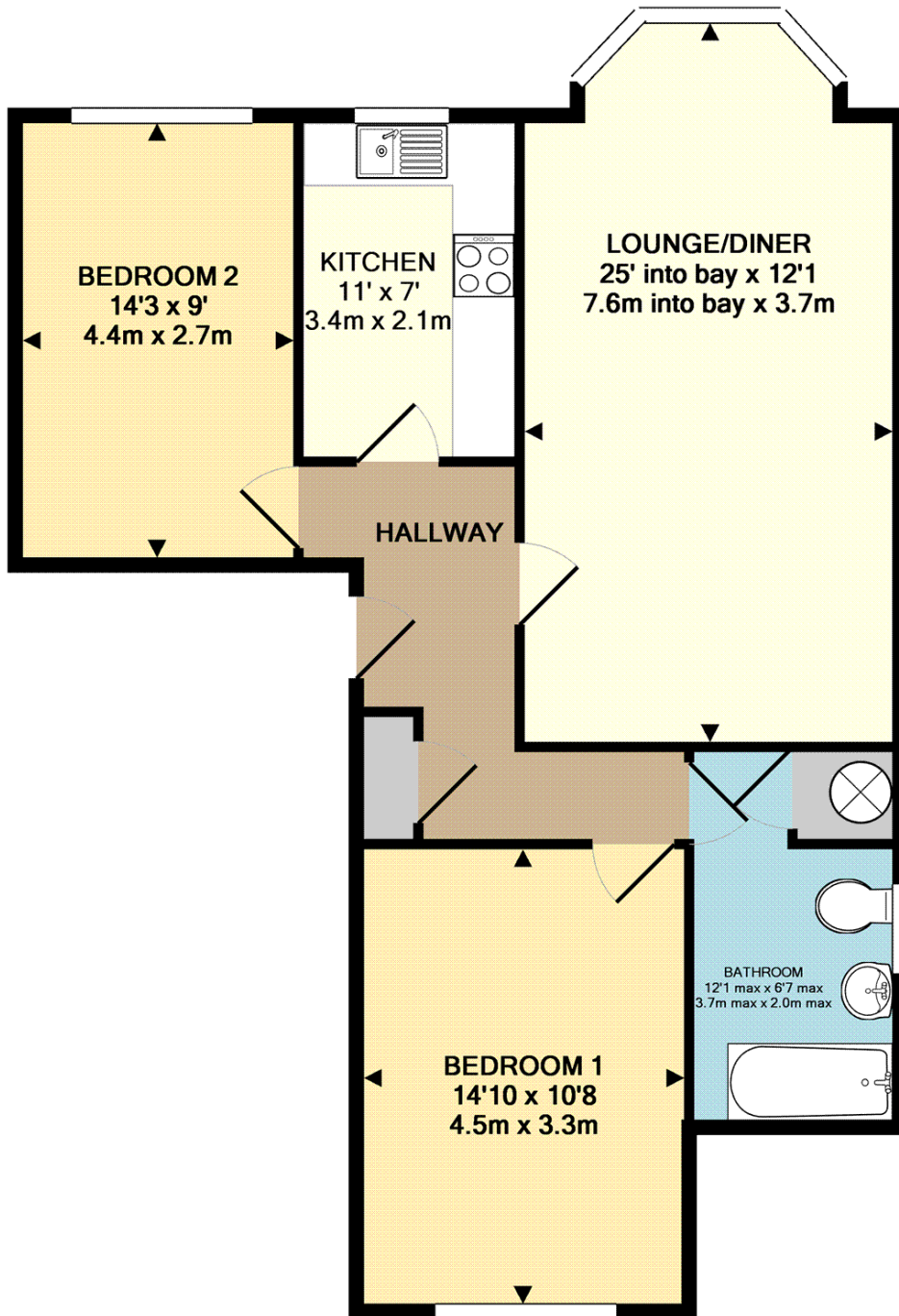
Disclaimer

We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Reeds Rains

The Estate Agent

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TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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