



## 1 bed apartment to buy in FY8

143-145 St. Andrews Road South, Lytham  
St. Annes, Lancashire, FY8 1YB

**£25,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Buyers and occupiers must be over the age of 55
- ✓ 1ST FLOOR STUDIO APARTMENT
- ✓ VERY SHORT DISTANCE TO ST ANNES HIGH STREET AND THE
- ✓ Communal Lounge And Laundry
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

WELL PRESENTED FIRST FLOOR OVER 55S STUDIO APARTMENT. SITUATED VERY CLOSE TO ST. ANNES SQUARE. FINISHED TO A HIGH STANDARD WITH COMMUNAL AREAS AND GARDENS. Unique are delighted to offer this property to the open market.

Welcome to Jubilee Cottages! Located on St. Andrews Road South, close to transport links and local amenities.

Internally this property benefits from a lounge/kitchen/diner, a room with a bed in it and a shower room. Jubilee Cottages boasts multiple communal areas like: gardens, lounge, kitchen and laundry room. The building does also have a lift and intercoms.

Externally this property benefits from a communal car park, communal gardens and seating area.

This property is affordable and finished to a modern standard.

EPC - D

Council Tax - A

Tenure - Leasehold, to be confirmed by your legal representative.

Service Charge - £258 per month for buildings insurance, gas, water, tv licence, garden maintenance and window cleaning.

Over 55s Only. Rental not permitted. Pets not allowed.

Hall - 0.9 - at max x 1.44 - at max m (2'11" x 4'9" ft)

Kitchen/Living Area - 4.82 - at max x 4.33 - at max m (15'10" x 14'2" ft)

Bedroom - 2.2 - at max x 1.49 - at max m (7'3" x 4'11" ft)

Bathroom - 1.36 - at max x 1.43 - at max m (4'6" x 4'8" ft)

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 70

Annual Service Charge Amount: £3,096.00

Price: Starting Bid £25,000

Property Type: Apartment

Parking: Communal

Year built: 1931

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

143-145 St. Andrews Road South, Lytham St. Annes, Lancashire, FY8 1YB

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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