



Lytham
Estate Agents

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**Apartment 13, Hollinshead House Bailey Avenue, Lytham St.
Annes FY8 1FG**

**Guide Price
£150,000**

*Delightful two-bedroom first-floor apartment located seconds away from the beach.
Available chain-free!*



Hallway

The hallway features laminate wood-effect flooring, two pendant lights, and two storage cupboards, one of which houses the hot water cylinder. An intercom system is installed, and the hallway has an electric radiator. Doors lead to the following rooms.

Living Room

The living room has laminate flooring, ceiling lights, and a floor-to-ceiling UPVC double glazed window. It includes a feature fireplace with an electric fire and an electric radiator.

Kitchen

The kitchen is equipped with tiled flooring and a UPVC double glazed window. It offers a range of wall and base units with a laminate worktop, a four-ring electric hob, a Whirlpool oven, an integrated fridge freezer, a Whirlpool dishwasher, and a washing machine. The kitchen also includes a one and a half stainless steel wash basin with a mixer tap, ceiling lights, an electric radiator, and space for a small dining table and chairs.

Bedroom One

Bedroom one is carpeted and has a UPVC double glazed window. It comes with fitted wardrobes and a dressing table, an electric radiator, and a pendant light. There is a door leading to the en-suite.

Ensuite

The en-suite features tiled flooring, a WC with button flush, a wash basin with a vanity unit and mixer tap, and a step-in tiled shower cubicle. Additional features include a chrome heated towel rail, a medicine cabinet with downlighting and a mirror, ceiling lights, and an extractor fan.

Bathroom

The bathroom boasts tiled flooring and a panel bath with tiled walls, complemented by a mixer tap, shower attachment, and shower screen. It includes a WC with button flush, a wash basin with a vanity unit and mixer tap. Additional amenities consist of a chrome heated towel rail, a medicine cabinet with downlighting and a mirror, ceiling lights, and an extractor fan.

Bedroom Two

Bedroom two is carpeted and includes a UPVC double glazed window, an electric radiator, and a pendant light.

Additional Information

- Ground Rent - £230 per annum
- Maintenance Charge - £1300 per annum
- Council Tax Band - C
- Leasehold - 136 Years Remaining
- Chain Free
- One Allocated Parking Space

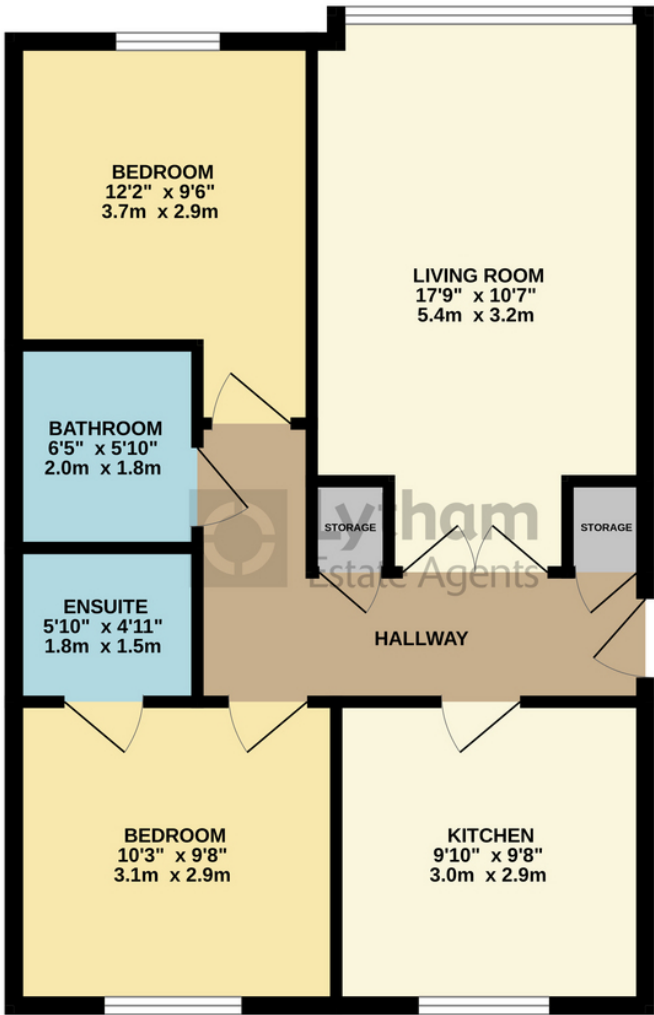
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Floor Plans

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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