



**Lytham**  
Estate Agents

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**19 Lake Road, Lytham St. Annes FY8 1BE**

**£199,950**

*Stylish Two-Bedroom Apartment in Prime Location, Just Steps from Fairhaven Lake and Local Amenities.*



**Communal Entrance**

Staircase leading to all floors. Doors to ground floor utility and garage.

**Entrance Hall**

Carpeted flooring, radiator, ceiling light, loft hatch and useful cloaks cupboard. Doors leading to the following rooms:

**Lounge**

UPVC double glazed bay window to the front. Carpeted flooring, radiator, TV aerial point, coving, ceiling light and wall lights. Open plan to:

**Kitchen**

UPVC double glazed window to the rear. Range of fitted wall and base units incorporating laminate work surface and inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Kompact oven/grill, microwave and four ring induction hob with illuminated extractor above. Cupboard housing Vaillant EcoTec Pro combi boiler. Space for large fridge freezer. Space and plumbing for dishwasher. Tiled effect vinyl flooring, spot lighting and tiled splash backs.

**Bedroom One**

UPVC double glazed bay window to the front. Carpeted flooring, radiator, ceiling light.

**Bedroom Two**

UPVC double glazed window to the rear. Carpeted flooring, ceiling light, radiator and built-in mirrored wardrobes with sliding doors.

**Shower Room**

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: step-in shower enclosure with glass sliding door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; wall mounted mirrored vanity unit with light and inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled walls and flooring, chrome ladder style towel radiator, ceiling light and extractor fan. Electric underfloor heating.

**Ground Floor Utility Room**

UPVC double glazed obscure window to the rear. Tiled flooring, ceiling light. Fitted shelving. Fitted units with space and plumbing for washing machine.

**Garage**

Up and over door to the front. Power, lighting and storage.

External CCTV Cameras

**Additional Information**

Tenure - Leasehold, 999 years from 1892.

Council Tax Band - C

Maintenance Charge - £120 pcm.

Ground Rent -Nil. Each of the 4 apartments own a share of the Freehold.

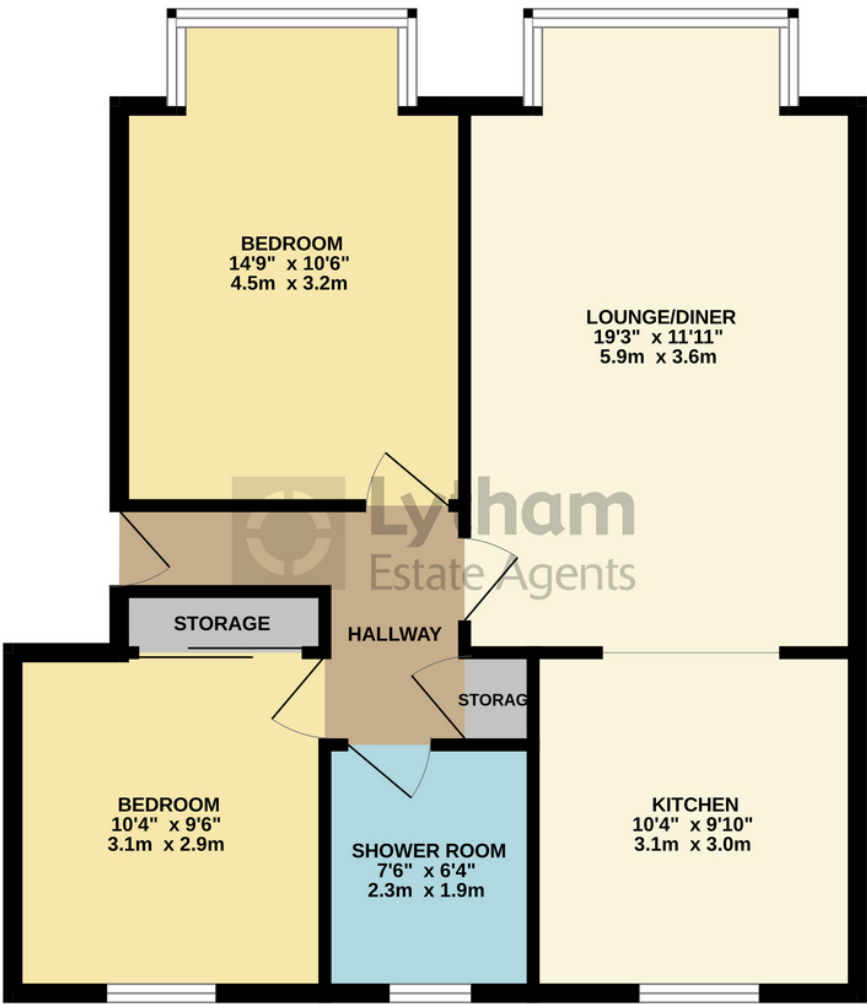
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Floor Plans

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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