SECOND FLOOR







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St. Annes Office

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property.



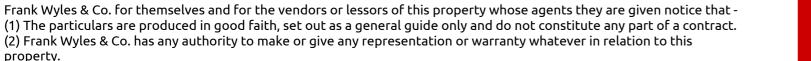
















6 Fellborough Lodge 195 St Annes Road East, LYTHAM ST ANNES FY8 3HF

- Fitted Kitchen
- Shower Room
- 2 Double Bedrooms
- Garage
- 1 Reception
- Second Floor Purpose Built Apartment

£165,500



This well-presented second floor purpose-built flat is located within a popular development, providing convenient access to nearby shops and services. The property offers a spacious lounge, a fitted dining kitchen, two double bedrooms, and a shower room.

Outside, the flat includes a private garage for secure parking and benefits from communal gardens for residents to enjoy.

Overall, this flat presents a comfortable and convenient living space within a sought-after development.

Tenure: Leasehold Ground Rent: Included In Service Charge Council Tax: Band C Service Charge: £1,062.50 pa





Second Floor

Entrance Hall

Double glazed window to rear, radiator, coving to ceiling, built-in storage cupboard, door to:

Lounge 6.40m (21') x 4.24m (13'11")

Double glazed window to side, double glazed window to front, radiator, TV point, coving to ceiling, wall mounted living flame effect electric fire, door to:

Kitchen 3.64m (11'11") x 3.01m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge, freezer and washing machine, space for tumble dryer, built-in oven, built-in four ring gas hob with extractor hood over, built-in microwave, double glazed window to front, radiator.

Bedroom 1 4.24m (13'11") x 4.22m (13'10")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bedroom 2 3.01m (9'10") x 2.70m (8'10")

Double glazed window to rear, built-in double wardrobe, radiator, coving to ceiling.

Shower Room

Fitted with two piece suite comprising walk-in shower with fitted shower and glass screen, wall mounted vanity wash unit with storage under and mixer tap and full height tiling to all walls, heated towel rail, extractor fan, tiled flooring.

WC

Fitted with two piece suite comprising, wall mounted vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, extractor fan, tiled flooring.

External

Set in communal gardens. Private single garage with up-and-over door, power and light..



