

Lytham Office

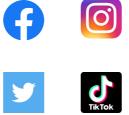
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Flat 2 34 Riley Avenue, Lytham St Annes FY8 1HZ

- First Floor Apartment In A Prime Location
- Great Investment Opportunity
- Let On An AST Producing £600 PCM
- Reception & Kitchen Diner
- 2 Bedrooms
- Viewing Highly Recommended





This first-floor apartment enjoys a prime location, being very close to the beach and offering sea views from the lounge. Currently let on an AST at £600 PCM, the property presents an excellent investment opportunity.

The accommodation comprises a reception room, a modern fitted kitchen, two bedrooms, and a family bathroom.

Early viewing is highly recommended.

COMMUNAL ENTRANCE

Entry via secure front Entrance door to communal hallway with stairs up to first floor, door to:

FIRST FLOOR

ENTRANCE HALL

Obscure double glazed window to side, radiator, door to:

LOUNGE 3.59m (11'9") x 3.28m (10'9")

Double glazed bay window to front, radiator, TV point, picture rail.

FITTED KITCHEN 4.36m (14'4") x 2.62m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, under-unit lights, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator.

BEDROOM 1 3.85m (12'8") x 3.36m (11')

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

BEDROOM 2 4.67m (15'4") x 2.02m (6'8")

Double glazed window to front, radiator, telephone point.

BATHROOM

Fitted with three piece suite comprising bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin with mixer tap, and low-level WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to side.

Off Street Parking Space

Tenure: Leasehold (residue of 999 years) Ground Rent £108 pa

Council Tax: Band B Service Charge: split between Apartments Building Insurance £240 pa



