



## 1 bed apartment to buy in FY8

Swiss Court, Fairhaven Road, Lytham St.  
Annes, Lancashire, FY8 1NN

**£70,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ HIGHLY SOUGHT AFTER
- ✓ PARKING TO FRONT
- ✓ VERY CLOSE TO THE SEA FRONT
- ✓ GOOD SIZE GROUND FLOOR FLAT
- ✓ 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: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75000. WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT SITUATED IN A CONVERTED BLOCK, JUST A SHORT DISTANCE FROM THE SEA FRONT AND ST. ANNES SQUARE. BENEFITS FROM OFF ROAD PARKING. Unique are pleased to offer this property to the open market.

Welcome to Swiss Court! Located on Fairhaven Road, this fabulous one bedroom ground floor apartment is not only in an amazing location but makes a lovely home. It has a large living area leading onto the fitted breakfast kitchen. There is a very spacious bedroom leading onto a large and modern bathroom. This home benefits from off road parking, storage unit below and secure intercom system. A must see to appreciate.

Entrance Hall - Double glazed uPVC window with frosted glass. Radiator, carpeted flooring.

Reception Room - Double glazed uPVC bay window facing the front. Radiator, carpeted flooring.

Kitchen Breakfast - Tiled flooring. Roll top work surface, fitted units, double sink with drainer, integrated, electric oven, integrated, gas hob, overhead extractor, space for fridge/freezer.

Bedroom - Double glazed uPVC window facing the side. Radiator, carpeted flooring.

Laundry - Double glazed uPVC window with frosted glass. Radiator, tiled flooring.

Bathroom - Double glazed uPVC window with frosted glass. Standard WC, panelled bath, shower over bath, pedestal sink.

Please note we have been advised the roof to the building will need to be replaced and the cost would likely fall onto the leaseholders. We have not been made aware of how much this cost will be.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,300.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

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>			74
(55-68) <b>D</b>		59	
(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	

Swiss Court, Fairhaven Road, Lytham St. Annes, Lancashire, FY8 1NN

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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