



Fleet Street, Lytham St. Annes, FY8

£85,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

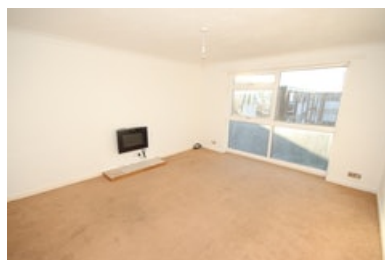
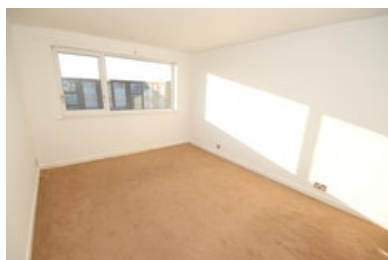
..... MODERN SECOND FLOOR FLAT Housesimple are pleased to present to the market this spacious two bedroom flat situated in the sought after area of Lytham-St-Annes. This property has many benefits and is move in ready with no work required.

Key features:

- Flat
- Two Bedrooms
- modern fitted kitchen
- secure access
- Garage parking
- Second floor
- modern bathroom

Extra info:

- **Property Age:** 85 years
 - **Council Tax:** Band A (£1238.00 per-annum)
 - **Double Glazing:** All
 - **Heating:** Electric
 - **Parking:** Garage
 - **Lease info:** 999 years remaining
- Maintenance:** £60.00 per-year
Maintenance Company: PDM Lettings



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From the main entrance to the flat you enter a hallway, to the left is the second bedroom and to the right is the large master bedroom, off the hallway is the modern family bathroom which has white suite and tiling.

At the end of the hall you access the good size kitchen which has been fitted with modern high gloss wall and base units and has wooden worktops and integrated oven and hob to complete the modern sleek look, there is a dining area. To the right at the end of the hall you enter the large lounge.

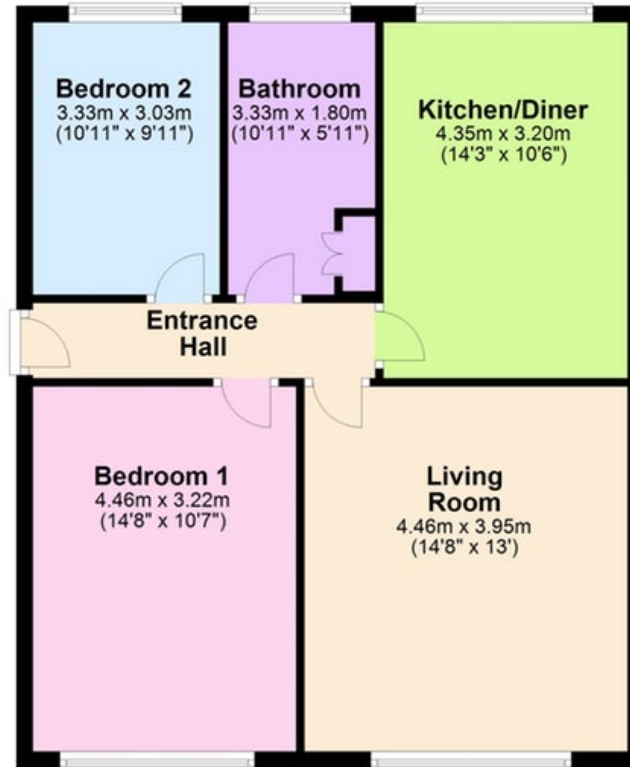
Excellent schools and amenities are within walking distance and the Promenade is a few minutes walk away, the property is ideally situated for good road and transport links.

To gain access to the building there is secure intercom access, the flat comes with its own designated garage.

This is a lovely flat and is move in ready and in a good location and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

Flat 5 St. Leonards Court, Fleet Street, LYTHAM ST. ANNES, FY8 2SY

Dwelling type: Top-floor flat	Reference number: 0224-2837-7451-9294-0335
Date of assessment: 13 May 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 May 2014	Total floor area: 65 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,361
Over 3 years you could save	£ 693

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 144 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block; background-color: #4f81bd; color: white;"> You could save £ 693 over 3 years </div>
Heating	£ 1,401 over 3 years	£ 1,149 over 3 years	
Hot Water	£ 675 over 3 years	£ 375 over 3 years	
Totals	£ 2,361	£ 1,668	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a2; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #99d9c9; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #d9ead3; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #f48fb1; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #f46d43; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">62</td><td style="text-align: center;">72</td></tr> </table>	Current	Potential	62	72	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
62	72												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 93
2 Low energy lighting for all fixed outlets	£30	£ 105
3 Fan-assisted storage heaters	£900 - £1,200	£ 495

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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