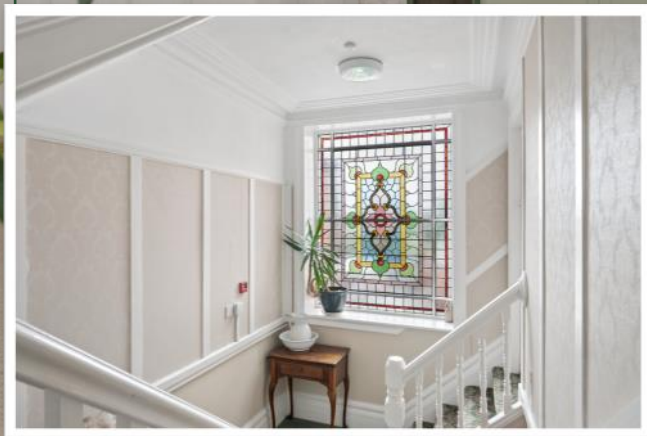




St Annes Road East, Lytham St Annes, FY8 3HW

Offers over £400,000





St Annes Road East, Lytham St Annes, FY8 3HW

Offers in the region of £400,000

Flat 1 - 2 bedrooms, 1 shower room

Flat 2 - 1 bedroom, 1 shower room

Flat 3 - 2 bedrooms, 1 shower room

Flat 4 - 1 bedroom, 1 shower room

-
- Superb residential investment opportunity
 - A semi detached property comprising 4 flats over 3000sq ft
 - Ground floor flat occupied by the vendor
 - 3 flats let
 - Recent rental income of approx. £21,000 pa with one owner occupied flat
 - Attractive front gardens
 - Outbuilding and parking to the rear
 - Laundry room and garage
 - Walking distance to St Annes Town Centre





Super residential/investment opportunity ! Ideal for those looking to downsize and receive a passive income.

This property currently offers a spacious ground floor flat currently occupied by the vendors, 2 flats on the first floor and a further flat on the second floor (4 total).

The property is a period property with high ceilings, bay windows and has some lovely bright spaces.

There is a lovely lawned and bedded garden at the front and outbuilding and off road parking at the rear with garage and a laundry room.

Current rent is around £21,000 pa The vendor lives in flat one and if let could potentially look at letting this at £900 pcm, meaning that the potential estimate income could be towards £32,000 pa



	Accommodation	Occupation	Rent
Flat 1	Lounge with bay window, office, living kitchen, rear hall, shower room, 2 bedrooms, access to rear parking and building.	Vendor occupied	N/A
Flat 2	Open kitchen , bedroom, shower room	Let	£500 pcm tbc
Flat 3	Living kitchen with bay window, 2 bedrooms, shower room	Let	£750 pcm TBC
Flat 4	Living kitchen, shower room, bedroom	Let	£550 pcm TBC



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Parking area at the rear for 4/5 vehicles with double timber gates to rear access. Electric charging point.

Construction Type : Brick under slate outbuilding.

Please note : The light fitting and wardrobe curtain in Flat 1 will not be sold with the property.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property sits within the St Annes Road East Conservation Area.

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE available in the area

Mobile signal: EE, Vodafone, Three and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold subject to the tenancies that exists upon completion.

Local Authority: Fylde Borough Council **Council Tax :** Flat 1 - Band C / Flat 2, 3 & 4 - Band A

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : toys.hangs.both

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

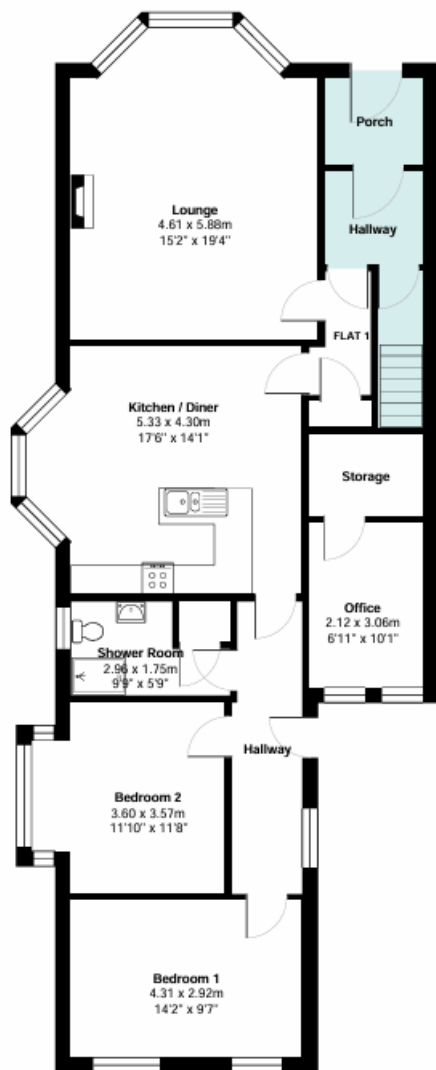
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

SUBJECT TO CONTRACT

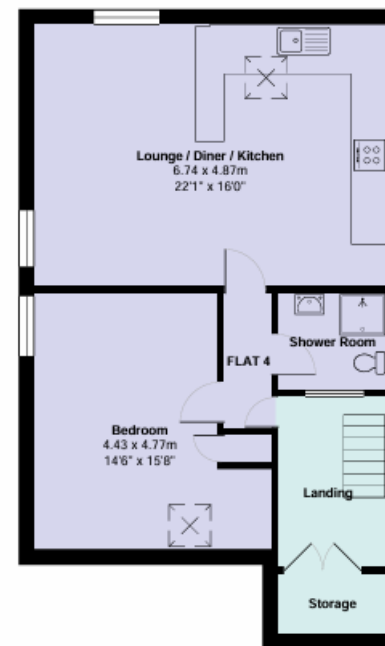




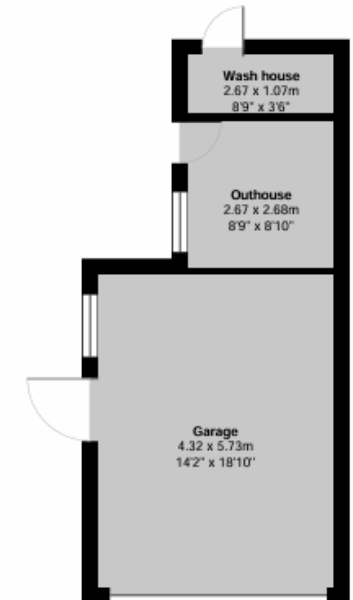
Flat 1



Flat 2



Flat 4



Total Area: 319.3 m² ... 3437 ft²

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

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