



## 1 bed flat to buy in FY8

Derbe Road, Lytham St. Annes,  
Lancashire, FY8 1NJ

**£55,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Sold via Secure Sale online bidding
- ✓ Shops and amenities nearby
- ✓ Close to public transport
- ✓ 1 Bedroom Apartment
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000

2nd floor flat for sale. The property will benefit from some updating and is priced accordingly. The property comprises: Entrance hallway, living room, double bedroom, kitchen and bathroom.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 865

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £55,000

Property Type: Flat

Parking: Allocated, On Street

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



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>		71
(55-68) <b>D</b>	52	
(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 

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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