



## 5 bed pair of flats to buy in FY8

St. Andrews Road South, St. Annes,  
Lytham St. Annes, Lancashire, FY8 1YA

**£190,000** Starting Bid

🏠 x5 🚗 x1 🚲 x4

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions
- ✓ Ideal Investment Property
- ✓ Fully Let!
- ✓ Block Of Four Flats
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

We are delighted to bring this investment to the open market. One two-bedroom ground floor flat & three one-bedrooms flats.

Currently fully occupied, the property currently rents out at £21,720 per annum. It is our belief in the current rental market that the rental income has scope for growth.

Welcome to St. Andrews Road South! A convenient location situated close to St. Annes square, with all its amenities and transport links. The property is also situated close to the sea front. The property benefits from being recently re-wired throughout; which now makes the property fully compliant with current electrical regulations.

This end terrace block of flats, is the ideal investment opportunity and is currently set up as one two-bedroom ground floor flat and three one-bedroom flats.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 873

Annual Ground Rent Amount: £10.00

Price: Starting Bid £190,000

Property Type: Pair of Flats

Parking: None

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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