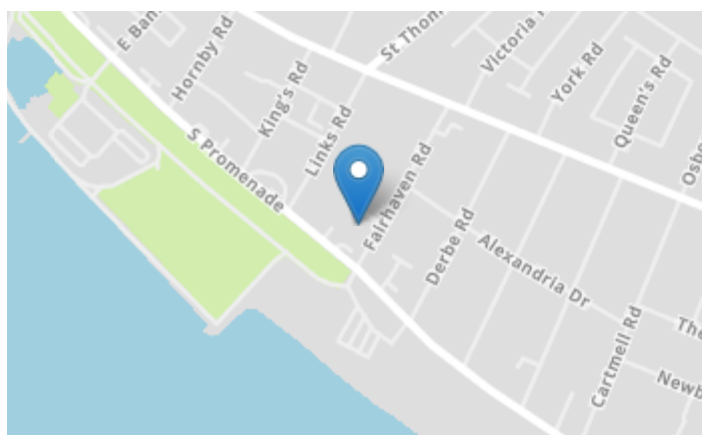
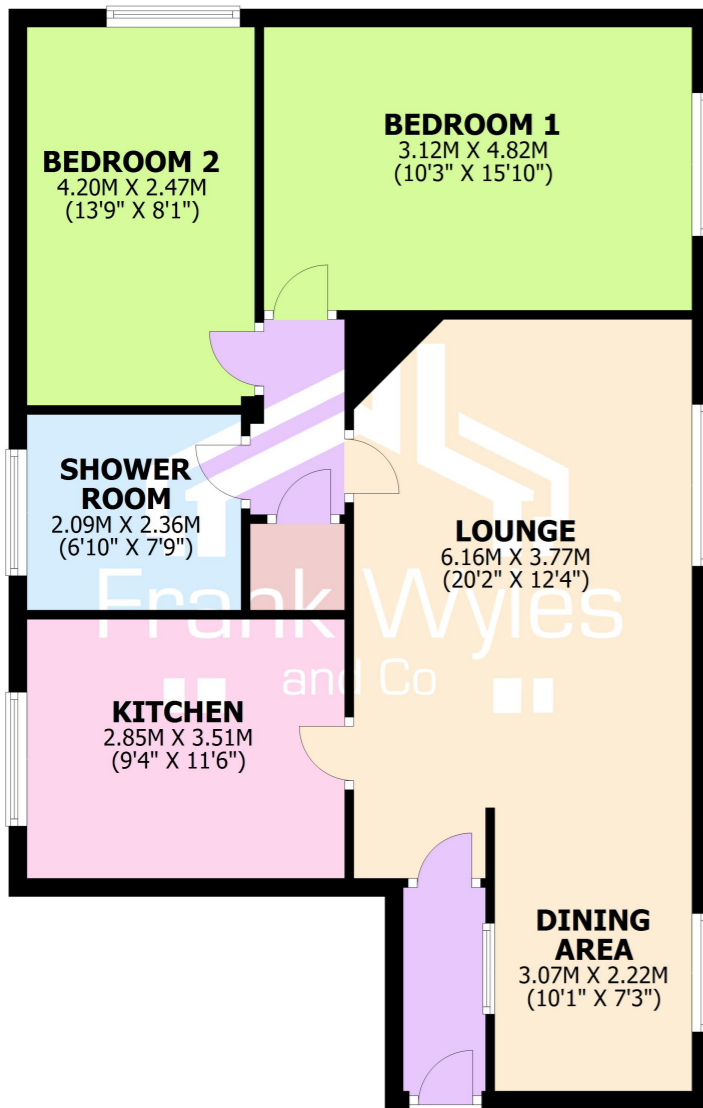


GROUND FLOOR

APPROX. 76.0 SQ. METRES (818.3 SQ. FEET)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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**Quay West, Flat 3, 91 South Promenade,
Lytham St Annes, Lancashire, FY8 1NW**



- Ground Floor Purpose Built Apartment
- On The Sea Front
- Well Presented Throughout
- Large Living / Dining Reception
- 2 Double Bedrooms
- Allocated Space In Communal Garage
- Viewing Highly Recommended

£175,000

Leasehold
Energy Efficiency Rating: E



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



Quay West, Flat 3, 91 South Promenade,

Lytham St Annes, Lancashire, FY8 1NW

£175,000

This well presented ground floor apartment is located on the sea front and just a short walk from the town centre. The accommodation comprises a lounge with separate dining area, a fitted kitchen, two double bedrooms and a shower room. There is an allocated space within the communal garage. Early Viewing Is Highly Recommended!

Tenure: Leasehold

Service Charge: £1,200 pa

Council Tax: Band D

Ground Floor

Entrance Hall

Door to:

Lounge 6.16m (20'2") x 3.77m (12'4")

Double glazed window to side, radiator, TV point, two wall light points, coving to ceiling, open plan to:

Dining Area 3.07m (10'1") x 2.22m (7'3")

Full height double glazed window to side, window to side, radiator.

Kitchen 3.51m (11'6") x 2.85m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in double oven, built-in hob with extractor hood over, double glazed window to side, radiator, floor mounted boiler.

Inner Hallway

Door to:

Bedroom 1 4.82m (15'10") x 3.12m (10'3")

Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bedroom 2 4.20m (13'9") x 2.47m (8'1")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Shower Room

Fitted with three piece suite comprising walk-in shower enclosure with fitted electric shower, pedestal wash hand basin, and WC, full height tiling to all walls, obscure double glazed window to side, radiator, tiled flooring.

External

Allocated parking space within communal garage.

