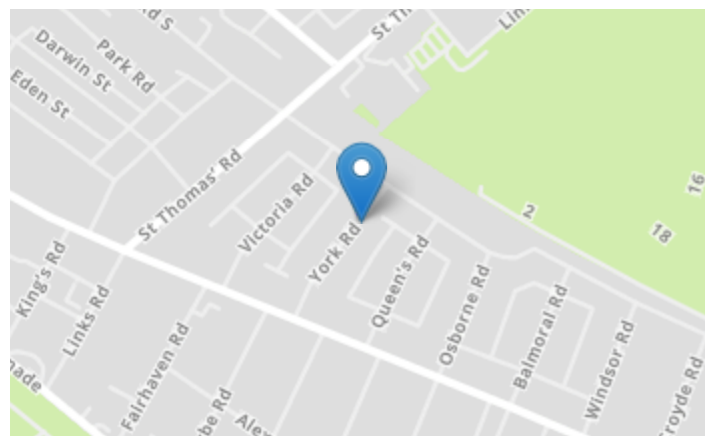
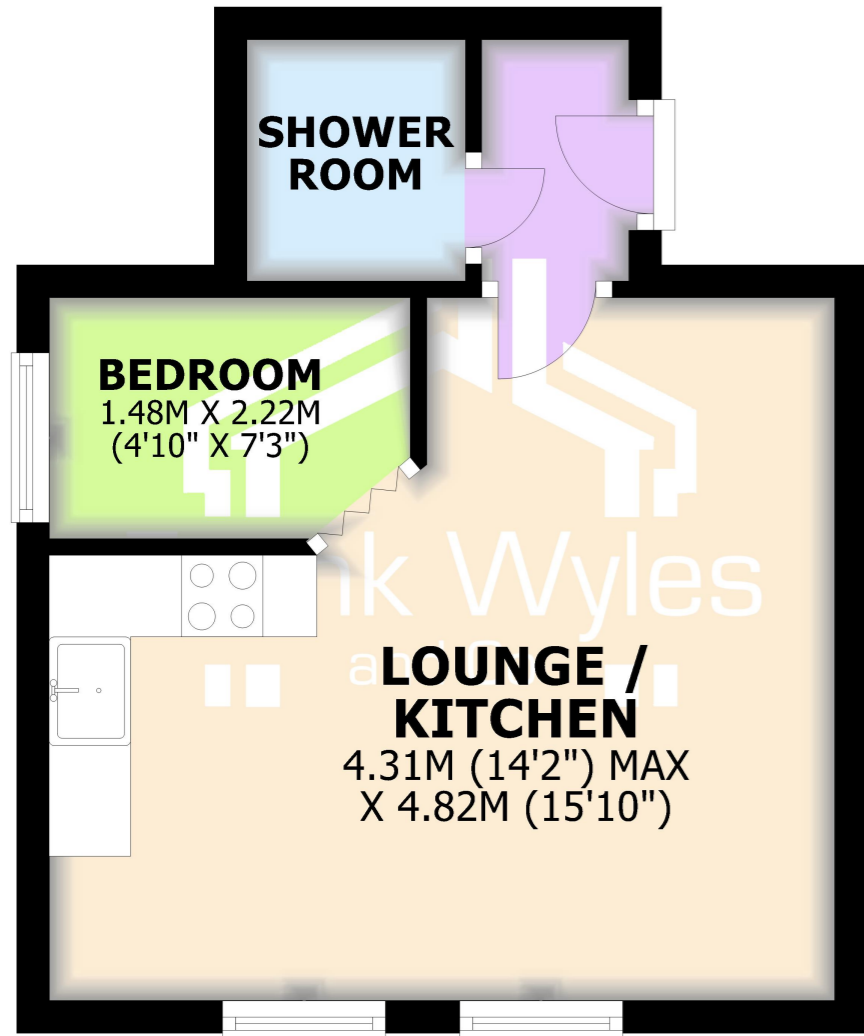


| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | 60 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

FIRST FLOOR

APPROX. 24.5 SQ. METRES (263.7 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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(2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.

Flat 5 Jubilee Cottages, LYTHAM ST ANNES, Lancashire, FY8 1YB



- First Floor Retirement Apartment
- Close To St. Annes Square n the Sea Front
- Recently Refurbished Throughout
- Open Plan Lounge & Kitchen
- No Onward Chain
- Viewing Highly Recommended

£48,500

Leasehold
Energy Efficiency Rating: D



Flat 5 Jubilee Cottages,

143-145 St Andrews Road South, LYTHAM ST ANNES, Lancashire, FY8 1YB

£48,500

This first floor retirement apartment is in a popular location, being just a short walk from the St. Annes Square and the sea front. The property has been tastefully refurbished throughout and comprises an open plan lounge and kitchen, bedroom and shower room. There is no on ward chain. Early viewing is highly recommended.



Entrance Hall

Door to:

Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin, and WC, fully panelled walls, extractor fan, radiator.

Lounge / Kitchen

4.82m (15'10") x 4.31m (14'2") max

Two double glazed windows to front, radiator, TV point, picture rail, fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in oven, built-in hob with extractor hood over, space for fridge, folding door to:

Bedroom

2.22m (7'3") x 1.48m (4'10")

Window to side, radiator.

Communal Facilities

There is a communal lounge and laundry room. Heating is provided by a community system. Car park and communal garden to the rear

Charges

Council Tax: Band A

Ground Rent:

Service Charge:

