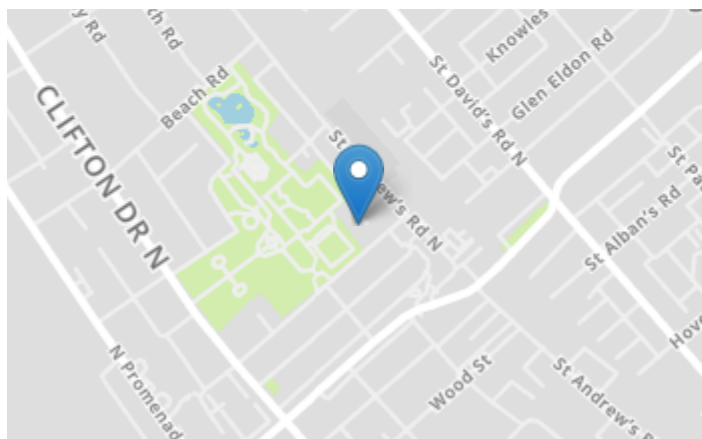
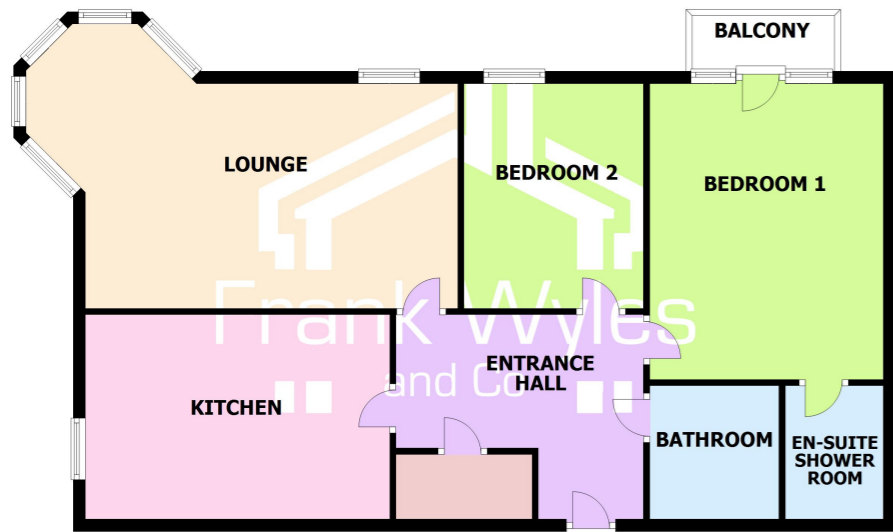


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



GROUND FLOOR
APPROX. 95.1 SQ. METRES (1023.3 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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3 Ashton View, Lytham St Annes, Lancashire, FY8 2AW

- Corner Sited Ground Floor Retirement Apartment
- Large Reception With Bay Overlooking Ashton Gardens
- Dining Kitchen
- 2 Double Bedrooms & 2 Shower Rooms
- Balcony
- No Onward Chain



£295,000

Leasehold
Energy Efficiency Rating: C



3 Ashton View, Lytham St Annes, Lancashire, FY8 2AW £295,000

Situated in a central location in St. Annes, this spacious ground floor retirement apartment is ideally positioned adjacent to Ashton Gardens and within easy walking distance of the seafront and town centre facilities. This is one of the larger flats in the well-regarded Ashton View development. The generous living space comprises a spacious reception area with a bay window and corner plot providing delightful views of Ashton Gardens. The apartment also features a well-equipped dining kitchen, two double bedrooms, a master bedroom en-suite, and a separate shower room. With no forward chain, this property presents an excellent opportunity. Viewing is highly recommended to fully appreciate its potential and desirable location.

Council Tax: Band E

Tenure: Leasehold (110 years)

Ground Rent: £210 pa, Service Charge: £2,680 pa



Ground Floor

Entrance Hall:

The large entrance hall has an electric storage heater, telephone point, entry phone and alarm system, and a built-in storage cupboard with shelving.

Lounge: 6.99m (22'11") max into bay x 4.63m (15'2") max into bay

The spacious lounge area features a large bay with double glazed windows, offering picturesque views of Ashton Gardens and the bowling green. There is an additional double-glazed window, a focal point of a feature electric fire, 2 electric storage heaters, telephone and TV points, a wall light point and coving on the ceiling.

Dining Kitchen: 4.95m (16'3") x 3.32m (10'11")

The generous well-designed and well-equipped kitchen diner plenty of worktop space and a significant number of base and eye-level units. It includes a 1+1/2 bowl stainless steel sink with a single drainer and mixer tap, under-unit lights, integrated fridge/freezer and plumbed in washing machine. There is a built-in Neff oven, a Bloomberg hob with an extractor hood over and a Teka microwave. There is also space for a large dining table currently set for 6 places but could be more. A double-glazed window and an electric fan heater complete the space.

Bedroom 1: 4.81m (15'9") x 3.80m (12'6")

This spacious master bedroom features a TV point, coving on the ceiling, and an electric wall heater. French doors with double glazed side panels open up to a balcony overlooking Ashton Gardens.

En-suite Shower Room:

The master bedroom en-suite shower room is equipped with a three-piece suite, including a shower enclosure with a fitted shower, an inset wash hand basin with a mixer tap, and a WC. A set of white base and eye level units offer spacious and practical storage. Full-height tiling adorns the walls, and there is a heated towel rail, extractor fan, and shaver point for convenience.

Bedroom 2: 3.66m (12') x 2.92m (9'7")

This bedroom offers a double-glazed window with views of Ashton Gardens and has coving on the ceiling and an electric wall heater.

Shower-room:

The Shower-room boasts a three-piece suite, featuring a double shower with a glass shower screen, an inset wash hand basin with storage under, and a WC. A set of white base and eye level units offer spacious and practical storage. Full-height tiling decorates the walls and shower panels in the shower area. There is a heated towel rail, electric fan heater, extractor fan, and shaver point for added functionality.

Communal Facilities

The Ashton View development offers several amenities for the convenience and enjoyment of its residents. It features a communal lounge where residents can socialize and relax. Additionally, there is a laundry room available for residents to use. For visitors, there is a guest room provided for overnight stays. The development also organizes regular activities, providing opportunities for residents to engage in community events and gatherings.

