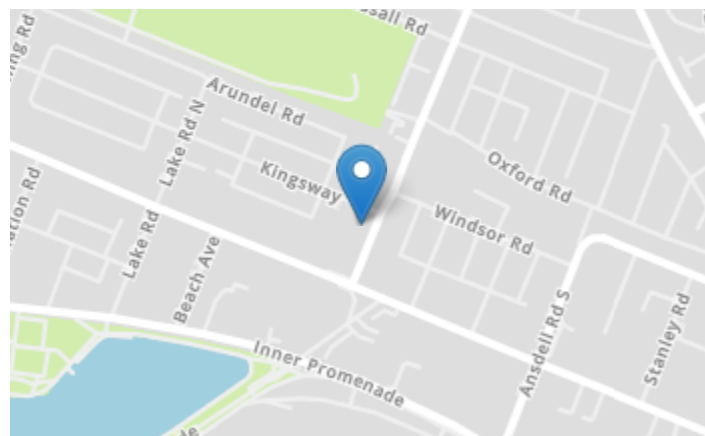
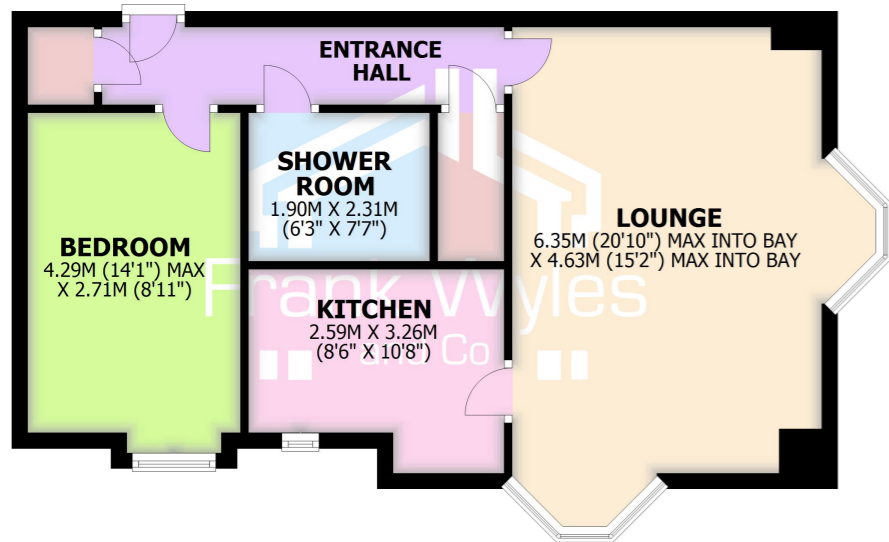


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR

APPROX. 55.7 SQ. METRES (600.1 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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**19 Fairhaven Court 65 Woodlands Road,
 Lytham St Annes, FY8 1YJ**



- First Floor Retirement Apartment In The Heart Of Ansdell
- Within Easy Reach Of Local Shops, Amenities & Fairhaven Lake
- Larger Than Average Corner Plot
- Large Lounge & Kitchen
- Double Bedroom & Shower Room
- Available With No Onward Chain

£75,000

Leasehold
 Energy Efficiency Rating: C



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 (1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



19 Fairhaven Court 65 Woodlands Road,

Lytham St Annes, FY8 1YJ

£75,000

Located In The Heart Of Ansdell With It's Excellent Shops & Transport Links, And Just A Short Stroll From Fairhaven Lake & The Sea Front, Is This First Floor Purpose Built Retirement Apartment (Over 55). Occupying A Corner Plot, The Property Comprises Light And Airy Lounge, Kitchen, Double Bedroom & Shower Room. Fairhaven Court Benefits From A Lift, Communal Lounge, Communal Laundry, Charging Room For Mobility Scooters, And Parking To The Rear Of The Development. Available With No Onward Chain, This Is A Must See To Fully Appreciate! Please Note: No Pets Allowed.

Council Tax Band: C Tenure: Leasehold (199 years with 172years remaining). Service Charge: £235.00pcm. Includes ground rent and buildings insurance. NO PETS ALLOWED.

Water Rates: £20pcm. Garage Space: £9pcm (Subject to availability)



Communal Entrance

Secure entry phone system. Post boxes. Inner door leading to: Lift and stairs to all floors. Communal lounge and guest suite (fee payable). Communal laundry, and charging room for disability scooters in basement – accessed via lift or stairs.

First Floor

Entrance Hall

Coving to ceiling. Two doors to storage cupboard. Doors leading to:

Lounge 6.35m (20'10") max into bay x 4.63m (15'2") max into bay

Double glazed bay window to side, and bay window to front. Fireplace with marble inset and hearth. Two electric storage heaters. Coving to ceiling.

Kitchen 3.26m (10'8") x 2.59m (8'6")

Double glazed window to front. Fitted with a matching range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Plumbing for washing machine. Space for fridge freezer. Electric point for cooker. Coving to ceiling with electric fan heater. Extractor fan.

Shower Room

Fitted with three piece suite comprising shower area with fitted electric shower, pedestal wash hand basin, and WC. Full height tiling to all walls. Heated towel rail, electric fan heater, extractor fan, and shaver point.

Bedroom 4.29m (14'1") max x 2.71m (8'11")

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