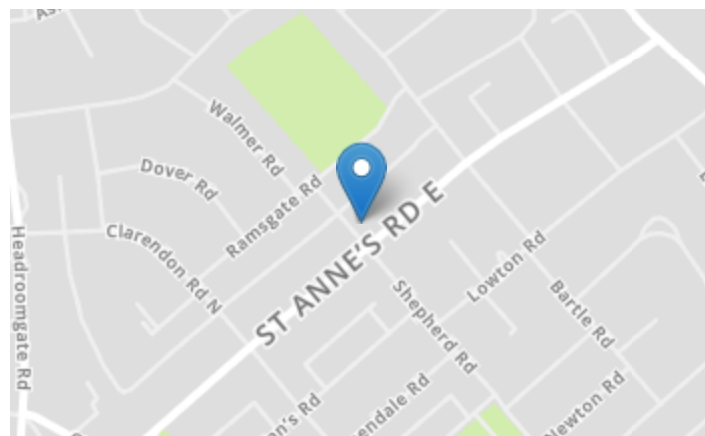
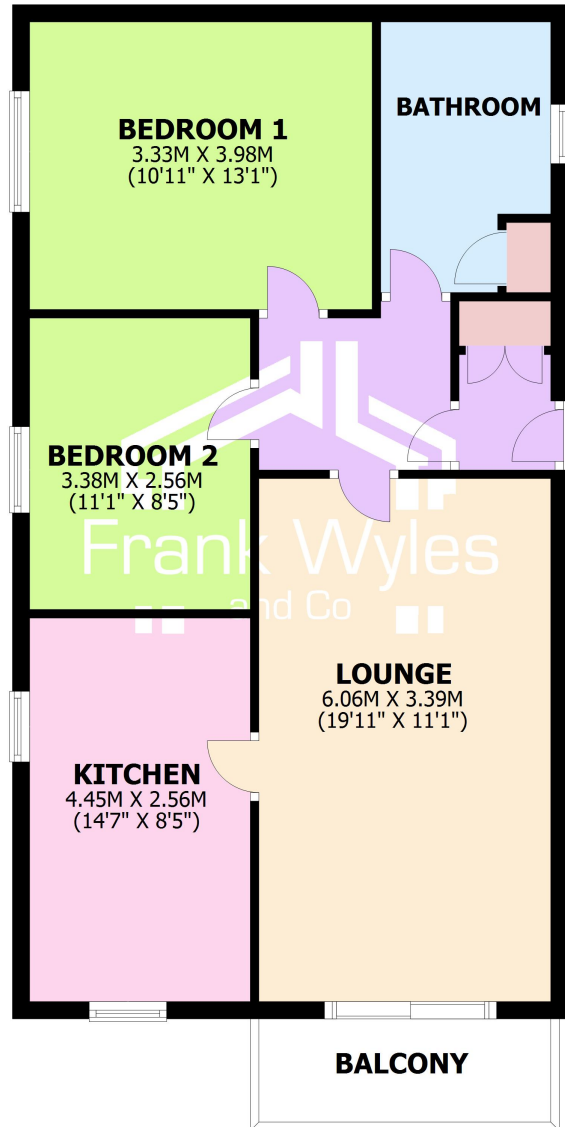


| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> | 77      | 79        |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |



**FIRST FLOOR**  
APPROX. 68.7 SQ. METRES (740.0 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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**Beaumont Court, Flat 4, 159 St Annes Road East,  
Lytham St Annes, Lancashire, FY8 3UG**



- First Floor Apartment In a Prime Location
- Large Reception with Balcony
- Modern Breakfast Kitchen
- 2 Double Bedrooms
- Garage & Communal Parking
- Viewing Essential

**£155,000**

Leasehold  
Energy Efficiency Rating: C



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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.





**Beaumont Court, Flat 4, 159 St Annes Road East,  
Lytham St Annes, Lancashire, FY8 3UG  
£155,000**

A Must See! This impressive first floor apartment is in a very popular location, being on one of the main bus routes and within walking distance of several shops. The generous accommodation comprises a large reception with balcony, modern fitted dining kitchen, 2 double bedrooms and bathroom. The apartment also come with a garage. Early viewing is highly recommended!

Council Tax: Band C

Tenure: leasehold

Service Charge: £555.75 twice a year

Communal Entrance  
Secure front door with entryphone system, stairs leading to:

First Floor

Vestibule

Built-in storage cupboard, door to:

Entrance Hall

Radiator, telephone point, entry phone, door to:

Lounge 6.06m (19'11") x 3.39m (11'1")

Two radiators, TV point, three wall light points, patio door to balcony, door to:

Kitchen 4.45m (14'7") x 2.56m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge, gas and electric points for cooker, double glazed window to side, double glazed window to front, radiator, tiled flooring.

Bedroom 1 3.98m (13'1") x 3.33m (10'11")

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

Bedroom 2 3.38m (11'1") x 2.56m (8'5")

Double glazed window to side, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with fitted electric shower and W/C, full height tiling to all walls, obscure double glazed window to side, radiator, built-in airing cupboard housing hot water cylinder and wall mounted boiler.

External

Set in communal gardens. Private single garage with up-and-over door.

