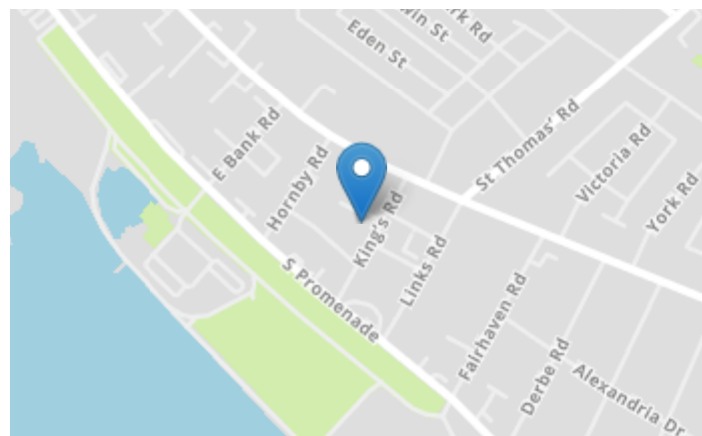
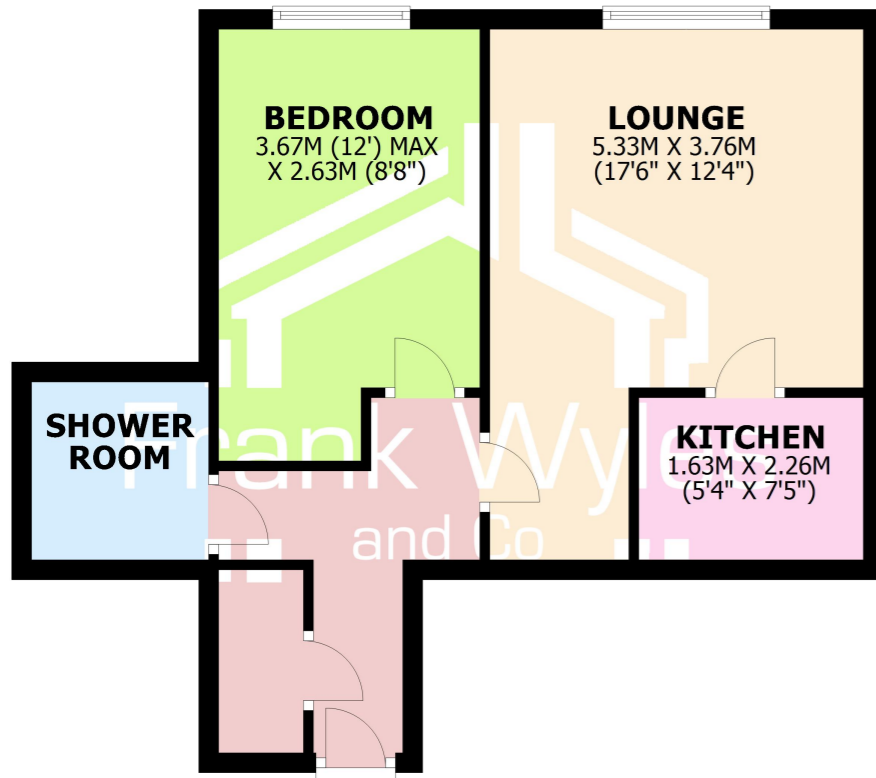


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

FIRST FLOOR

APPROX. 40.5 SQ. METRES (436.3 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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Poplar Court, Flat 21 Kings Road, Lytham St Annes, FY8 1NZ



- First Floor Apartment
- No Onward Chain
- Presented To A Very High Standard
- Reception & Newly Fitted Kitchen
- Modern Shower Room
- Viewing Essential
- Short Stroll from the Sea Front

£109,950

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.



Poplar Court, Flat 21 Kings Road,

Lytham St Annes, Lancashire, FY8 1NZ

£109,950

****Drastically Reduced**** Simply Stunning! This impressive chain free first floor over 60's apartment has been recently modernised to the highest standard as in a very quiet part of the building, overlooking the well kept communal gardens to the rear. Located just a short walk from the beach front and within easy access of several shops and transport links the accommodation comprises a large reception, newly fitted kitchen, double fully fitted bedroom, shower room. There is a new electric heating system throughout. There is a lift to all floors. Early viewing is highly recommended!

Tenure: Leasehold (125 Years From 1 May 1989)

Council Tax: Band C

Service Charge: £2,300 Per Annum



Communal Entrance

Secure front door with entry phone system, access to the communal lounge, lift and stairs to all floors

First Floor

Entrance Hall

Ceiling cornice, new upgraded electric heating system with programmable electric radiators, good sized storage cupboard with power points

Lounge 5.33m (17'6") x 3.76m (12'4")

Upvc double glazed window overlooking the communal gardens, ceiling cornice, TV point, Telephone point, feature electric log burner, newly fitted heat store programable electric heater, door to:

Kitchen 2.26m (7'5") x 1.63m (5'4")

Brand new high gloss white kitchen cabinets with base and eye level units, complimentary high gloss sparkle effect countertop over, new deep bowel Franke sink with matching black mixer tap, brand new Cooke + Lewis four ring induction hob with matching glass extractor hood over, Cooke + Lewis multi-function fan assisted electric oven. Integrated with a new fridge, slimline dishwasher and built-in Bosch microwave. Tiled walls, ceiling cornice. UPVC

panelled ceiling with LED lighting.

Double Bedroom 3.67m (12') max x 2.63m (8'8")

UPVC double glazed window overlooking the communal gardens, electric heater, fully fitted bedroom suite comprising numerous matching built in drawers and cupboard, 3 double wardrobes with plenty of hanging and storage space above.

Shower Room

Modern three piece suite comprising shower enclosure, low level wc, wash hand basin with mixer tap in vanity unit, large bathroom mirror with integrated down lights, full height tiling to all walls, tiled floor, UPVC panelled ceiling with downlights, heated towel rail, extractor fan.

Communal Facilities

The Service Charge is paid to the Managing Agents and covers 24 Hour Emergency cover, the Resident House Manager, Water Rates, Building Insurance, Garden maintenance, Residents Lounge and other Communal facilities, Lift Maintenance and Window Cleaning. Allocated permit parking.