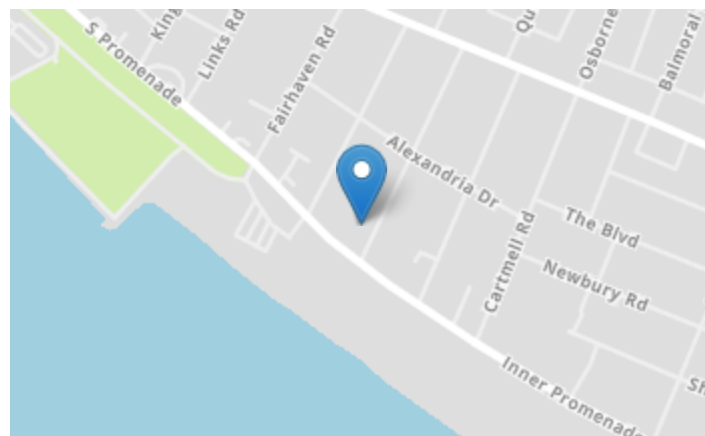
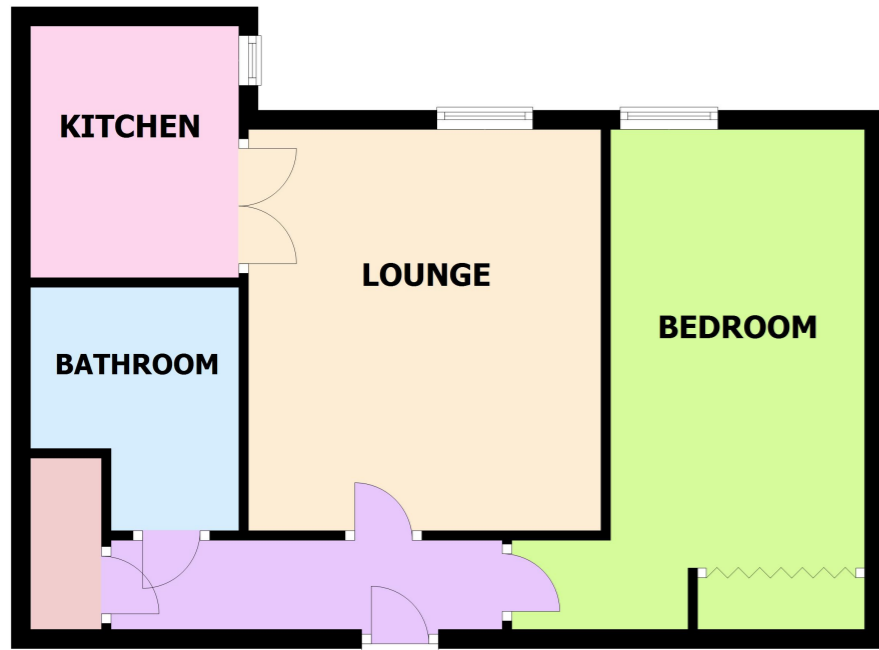


Environmental Impact (CO ₂) Rating	
Current	Desired
Very environmentally friendly - lower CO ₂ emissions	
(82 to 100) A	
(61 to 81) B	
(40 to 60) C	
(20 to 39) D	
(10 to 19) E	
(1 to 9) F	
(0 to 0) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England, Wales & N.Ireland	

Energy Efficiency Rating	
Current	Desired
Very energy efficient - lower running costs	
(82 to 100) A	
(61 to 81) B	
(40 to 60) C	
(20 to 39) D	
(10 to 19) E	
(1 to 9) F	
(0 to 0) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Wales & N.Ireland	

FIRST FLOOR



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**Flat 9 Lystra Court, 103-107 South Promenade,
 Lytham St Annes, Lancashire, FY8 1NP**



- First Floor Retirement Apartment
- Sea Front Location
- 1 Reception
- Fitted Kitchen
- Double Bedroom
- Bathroom

£110,000

Leasehold
 Energy Efficiency Rating: B



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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.



Flat 9 Lystra Court, 103-107 South Promenade,

Lytham St Annes, Lancashire, FY8 1NP

£110,000

A first floor retirement apartment within a popular development which occupies a prime position on the sea front and within easy access of the town centre. The property is well presented and consists of a lounge, a fitted kitchen, a double bedroom and bathroom. Communal facilities include residents lounge, utility room and a house manager.

First Floor

alarm pull.

Entrance Hall

Entry phone, coving to ceiling, door to storage cupboard, door to:

Lounge

4.18m (13'9") x 3.68m (12'1")

Double glazed window to rear, electric storage heater, TV point, coving to ceiling, warden alarm pull, living flame effect electric fire set in marble surround, double doors to:

Kitchen

2.62m (8'7") x 2.17m (7'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge and freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, coving to ceiling, warden alarm pull, electric fan heater.

Bedroom

5.21m (17'1") x 3.68m (12'1")

Double glazed window to rear, built-in double wardrobe with full-length mirrored folding doors, electric storage heater, telephone point, coving to ceiling with warden alarm pull.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, vanity wash hand basin with storage under and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point and light, coving to ceiling, warden

