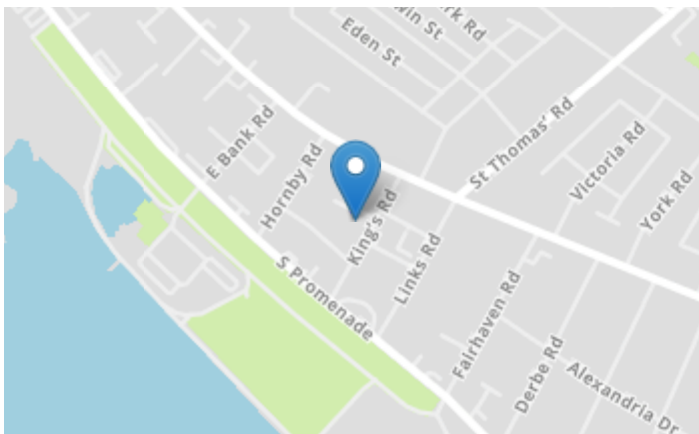
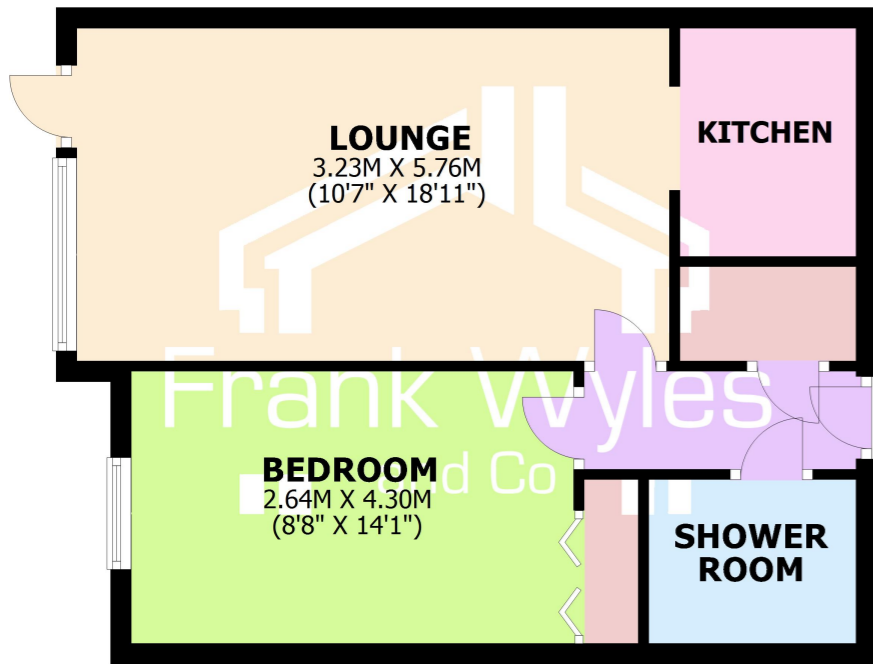


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



**GROUND FLOOR**  
APPROX. 43.8 SQ. METRES (471.0 SQ. FEET)



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**Poplar Court, Flat 14 Kings Road,  
Lytham St Annes, Lancashire, FY8 1NZ**



- Ground Floor Apartment
- A Short Walk From The Sea Front
- Double Bedroom
- A Range of Communal Facilities

**£100,000**

Leasehold  
Energy Efficiency Rating: C





## Ground Floor

### Entrance Hall

Door to storage cupboard, door to:

### Lounge

5.76m (18'11") x 3.23m (10'7")

Full height double glazed window to side and double glazed door to communal gardens, TV point, three wall light points, coving to ceiling, fireplace with marble inset and hearth, open access to:

### Kitchen

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, extractor fan, space for fridge, built-in oven, built-in hob with extractor hood over, coving to ceiling.

### Bedroom

4.30m (14'1") x 2.64m (8'8")

Double glazed window to side, coving to ceiling, built-in wardrobe with mirrored folding doors.

### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, tiled flooring, coving to ceiling.

# Poplar Court, Flat 14 Kings Road,

Lytham St Annes, Lancashire, FY8 1NZ

**£100,000**

This well presented ground floor retirement apartment is within the Poplar Court development which is located just a short walk from the sea front. The apartment overlooks and has direct access to the communal gardens and comprises a lounge, a fitted kitchen, a bedroom and a shower room.

Council Tax Band: C

Tenure: Leasehold (125 from 1989)

Ground Rent: £574 Per Annum

Service Charge: £2,210 Per Annum

