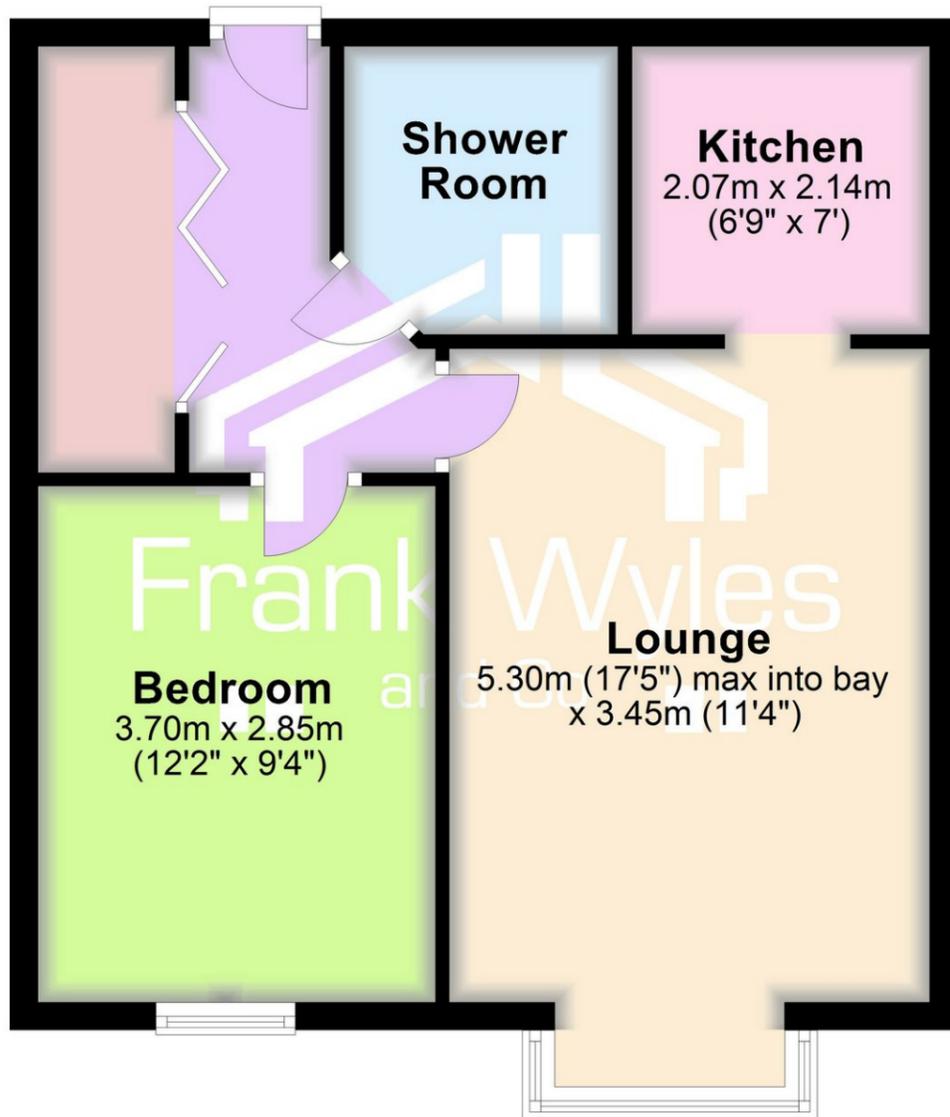




# First Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



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			
		80	82

**Lytham Office**  
11 Park Street, Lytham FY8 5LU  
01253 731222  
lytham@frankwyles.com

**St. Annes Office**  
21 Orchard Road, St. Annes FY8 1RY  
01253 713695  
sales@frankwyles.com

[www.frankwyles.com](http://www.frankwyles.com)



## St Andrews Court, Flat 22 St Andrews Road North, Lytham St Annes FY8 2AL

- No Onward Chain
- Double Bedroom & Shower Room
- Overlooking the front of the building
- First Floor Retirement Apartment
- Popular Location Close To St Annes Square

**£62,000**  
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
(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.



This First Floor Retirement Apartment is in a popular development and is just a very short walk to the shops and transport links in St. Annes. Overlooking the front of the property, the apartment comprises a large reception, fitted kitchen (with plumbing for a washing machine), double bedroom and a shower room. There is a lift to all floors. Early viewing is highly recommended.

Tenure: Leasehold  
Ground Rent: £135 pa

Council Tax: Band A  
Service Charge: £2,400 pa

### Communal Entrance

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

### First Floor

#### Entrance Hall

Built in storage cupboard with mirrored folding doors, video entry phone, door to:

#### Lounge 5.30m (17'5") max into bay x 3.45m (11'4")

Double glazed box bay window to front, electric storage heater, coving to ceiling, wall mounted electric fire, open plan to:

#### Kitchen 2.14m (7') x 2.07m (6'9")

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/freezer, built-in oven, built-in hob with extractor hood over.

#### Bedroom 3.70m (12'2") x 2.85m (9'4")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, electric storage heater, coving to ceiling.

#### Shower Room

Fitted with three piece suite comprising double shower area with fitted electric shower, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, electric fan heater, extractor fan.

