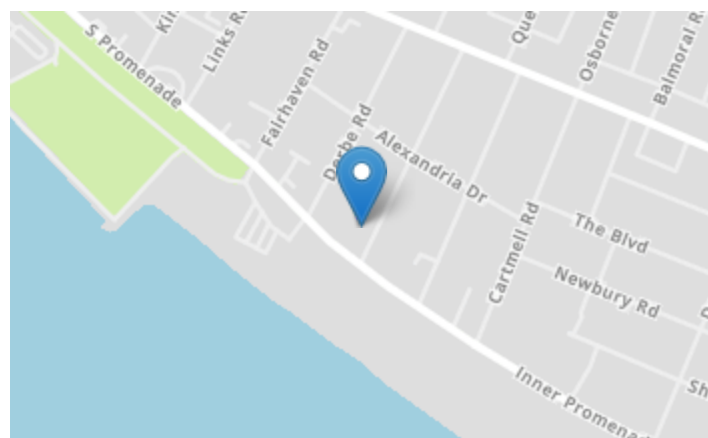
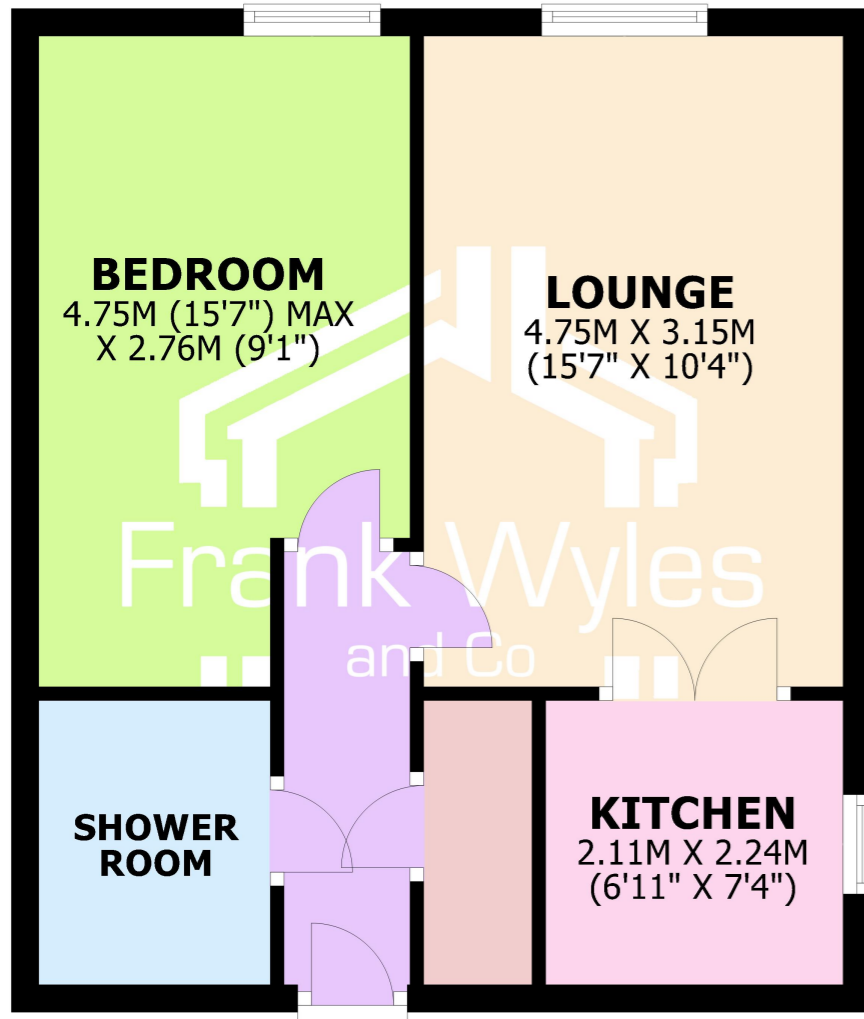


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

## THIRD FLOOR

APPROX. 40.6 SQ. METRES (437.5 SQ. FEET)



**01253 713 695**  
21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**  
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**Lystra Court, Flat 29, 103-107 South Promenade,  
Lytham St Annes, Lancashire, FY8 1NP**



- Third Floor Retirement Apartment
- Chain Free
- Lift to All Floors
- Lounge & Fitted Kitchen
- Double Bedroom
- Shower Room

**£69,950**

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 no authority to make or give any representation or warranty whatever in relation to this property.



## Lystra Court, Flat 29, 103-107 South Promenade,

Lytham St Annes, Lancashire, FY8 1NP

**£69,950**

This chain free third floor retirement apartment is located in a popular sea front development. The accommodation comprises a lounge, a fitted kitchen, a double bedroom and a shower room.

Tenure: Leasehold (Ground rent: £330pa)

Council Tax: Band E

Service Charge: £2,350 pa

## Third Floor

### Entrance Hall

Intercom, walk-in storage cupboard, door to:

### Lounge

4.75m (15'7") x 3.15m (10'4")

Double glazed window to rear, single radiator electric, TV point, coving to ceiling, warden alarm pull, fitted with a range of storage units, double doors to:

### Kitchen

2.24m (7'4") x 2.11m (6'11")

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, space for fridge and freezer, built-in eye level oven, built-in hob with extractor hood over, obscure double glazed window to side, coving to ceiling with electric fan heater tiled splashbacks.

### Bedroom

4.75m (15'7") max x 2.76m (9'1")

Fitted bedroom suite with a range of wardrobes, double glazed window to rear, single radiator electric, coving to ceiling, warden alarm pull.

### Shower Room

Fitted with three piece suite comprising

shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan.

### Communal

Lift access to all Floors

Fully furnished residents Lounge

Communal kitchen, laundry & utility rooms

Extensive landscaped Gardens

