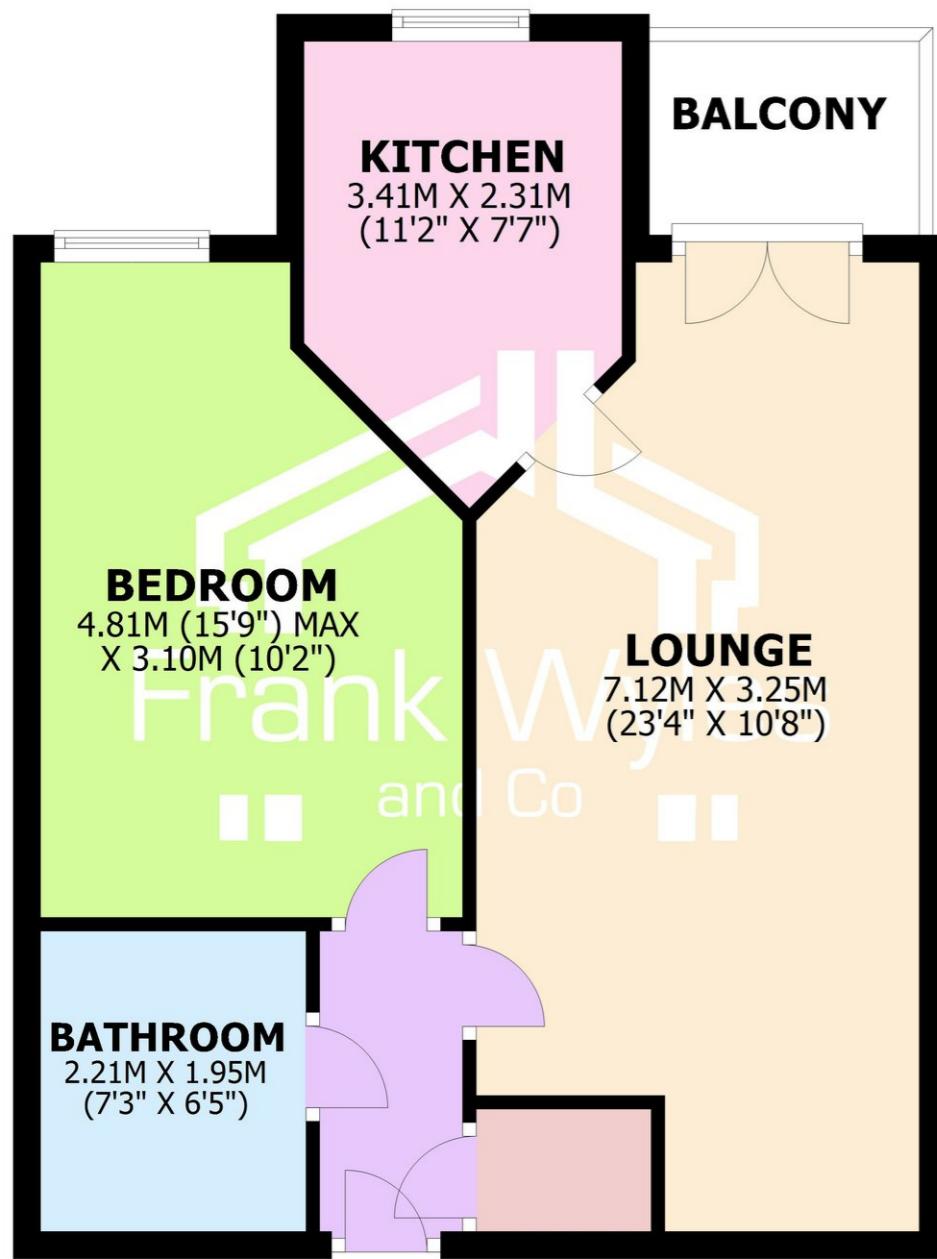




FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
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203 Ensign Court Westgate Road, Lytham St Annes FY8 2TS

- First Floor Purpose Built Apartment
- Desirable & Sought After Location
- Well maintained communal areas
- Close to train, bus, tram and road networks
- Large Reception Room With South Facing Balcony
- Double Bedroom & Bathroom
- Walking Distance To The Beach & Promenade
- Would Suit FTB, Retirement Or A Great BTL Investment

£87,950
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 apartment boasts an impressive location, offering easy access to the seafront and nearby areas such as Blackpool and Lytham St Annes, as well as convenient access to the M55 motorway. Access to the property is through meticulously maintained communal areas, ensuring a pleasant and welcoming entrance.

Inside, the apartment features a reception area leading to a south-facing balcony, providing a delightful space to enjoy the outdoors and soak in the sunlight. The modern fitted kitchen adds to the contemporary appeal of the home. With a double bedroom and a well-appointed bathroom, the apartment offers comfortable living quarters.

Given its prime location and appealing features, early viewing of this impressive first floor apartment is highly recommended to secure this desirable property.

Tenure: Leasehold

Council Tax: Band A
Service Charge: £960 pa

Communal Entrance

Secure communal entrance with entry phone system. Immaculately kept communal areas, staircase leading to the first floor.

First Floor

Entrance Hall

Entry phone, built-in storage cupboard, door to:

Lounge 7.12m (23'4") x 3.25m (10'8")

Storage cupboard, two electric storage heaters, TV point, two wall light points, coving to ceiling, double door to South facing Balcony, door to:

Kitchen 3.41m (11'2") x 2.31m (7'7")

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 with tiled splashbacks, washing machine, space for fridge/freezer, built-in oven, built-in hob with pull out extractor hood over, double glazed window to rear with electric fan heater.

Bedroom 4.81m (15'9") max x 3.10m (10'2")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, electric storage heater

Bathroom 2.21m (7'3") x 1.95m (6'5")

Fitted with three piece suite comprising bath with separate electric shower over and mixer tap, inset 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.

External

Set in communal landscaped gardens. Communal car parking at the rear of the development.

