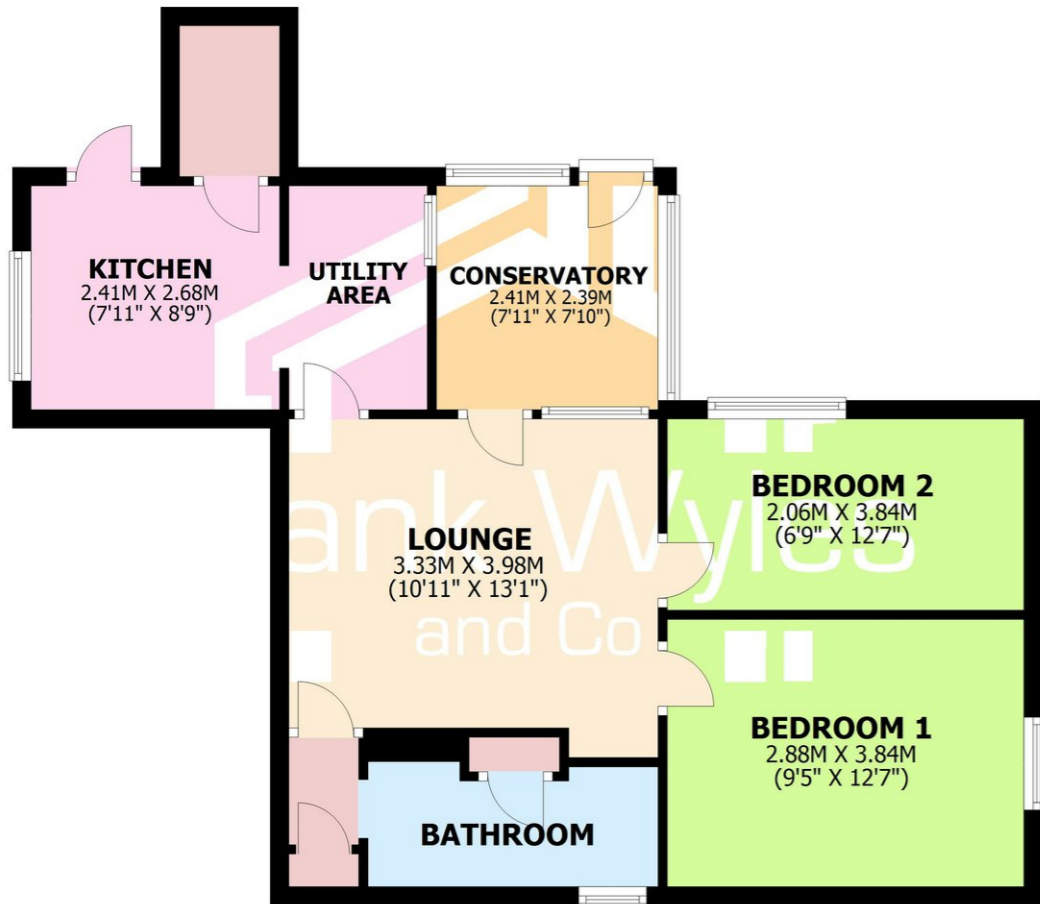




**GROUND FLOOR**  
APPROX. 58.5 SQ. METRES (629.7 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	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			
		70	82

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**Flat 2, 3 St Georges Square,  
Lytham St Annes FY8 2NY**

- Ground Floor Conversion In A Prime Location
- Adjacent To Ashton Gardens
- Reception & Conservatory
- 2 Bedrooms
- Viewing Highly Recommended

**£130,000**  
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.





## Ground Floor

### Kitchen 2.68m (8'9") x 2.41m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for washing machine, electric point for cooker with extractor hood over, double glazed window to side, radiator, door to storage cupboard, open access to:

### Utility Area

Space for fridge/freezer and tumble dryer, wall mounted boiler, door to:

### Lounge 3.98m (13'1") x 3.33m (10'11")

Window to rear, radiator, TV point, door to:

### Conservatory 2.41m (7'11") x 2.39m (7'10")

With double glazed windows and double glazed polycarbonate roof, radiator, external door to rear.

### Bedroom 1 3.84m (12'7") x 2.88m (9'5")

Sash window to side, radiator.

### Bedroom 2 3.84m (12'7") x 2.06m (6'9")

Double glazed window to rear, radiator.

### Hallway

Door to storage cupboard, door to:

### Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, pedestal wash hand basin and WC, part tiled walls, obscure double glazed window to front, radiator, tiled flooring, built-in storage cupboard.

### External

Set in communal gardens. Private external store.

This ground floor conversion is ideally located, adjacent to the beautiful Ashton Gardens and just a brief stroll away from the bustling amenities of St Annes Square. The accommodation comprises a reception room that welcomes you with warmth, a bright conservatory to extend your living space, a fitted kitchen for convenience, two comfortable bedrooms, and a well-appointed family bathroom.

Surrounded by well-maintained communal gardens, this property offers a serene and picturesque setting. With its sought-after location and inviting features, early viewing is highly recommended to secure this appealing opportunity.

Tenure: Leasehold

Council Tax: Band A  
Service Charge: £1,440 per annum

