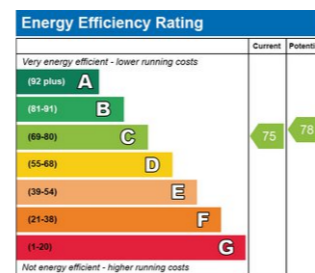
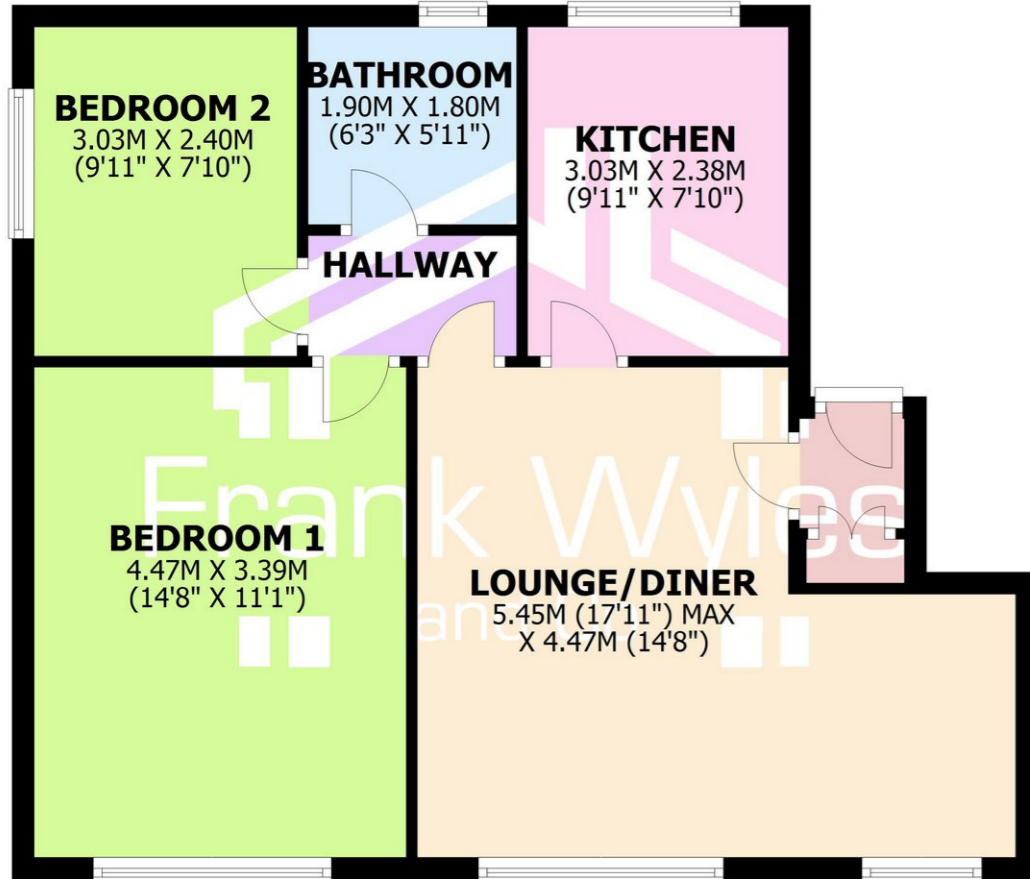


FIRST FLOOR

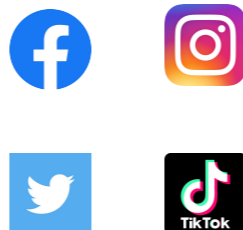
APPROX. 58.7 SQ. METRES (631.8 SQ. FEET)



Lytham Office
 11 Park Street, Lytham FY8 5LU
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 01253 713695
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www.frankwyles.com



Grosvenor Court, Flat 9, 197 St Annes Road East, Lytham St Annes FY8 3RR

- Fitted Kitchen
- Large Reception Diner
- Two Bedrooms & Bathroom
- Tenant In Situ
- First Floor Purpose-Built Apartment

£85,000
 Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
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 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



First Floor

Entrance Hall Built-in cupboard, door to:

Hallway Door to:

Lounge / Diner 5.45m (17'10") max x 4.47m (14'8")

Two single gas radiators, two double glazed windows to front, fireplace, wall and ceiling lights, ceiling cornice, wall mounted intercom, door to:

Kitchen 3.03m (9'11") x 2.38m (7'10")

Fitted with a matching range of base and eye level units with worktop space over, wall mounted combination boiler, built in 4 ring electric hob with extractor hood over, built in electric oven, space for washing machine, under counter fridge, double glazed window to rear.

Bedroom 1 4.47m (14'8") x 3.39m (11'1")

Ceiling cornice, single radiator, double glazed window

Bedroom 2 3.03m (9'11") x 2.40m (7'10")

Ceiling cornice, single radiator, double glazed window

Bathroom Fitted with a three piece suite comprising a pannelled bath with seperate electric shower over, wash hand basin, WC, heated towel rail, tiled shower enclosure, obscure double glazed window to rear, pannelled ceiling.

External Communal car park and garage.

Attention Investors This conveniently located first floor apartment is a great investment opportunity, selling with a tenant in situ, the property has an immediate rental income of £525pcm. Comprising a lounge / dining room, two bedrooms, fitted kitchen and three piece bathroom suite, garage. This property is not to be missed!

Tenure: Leasehold
Ground Rent: £tbc

Council Tax: Band
Service Charge: tbc

