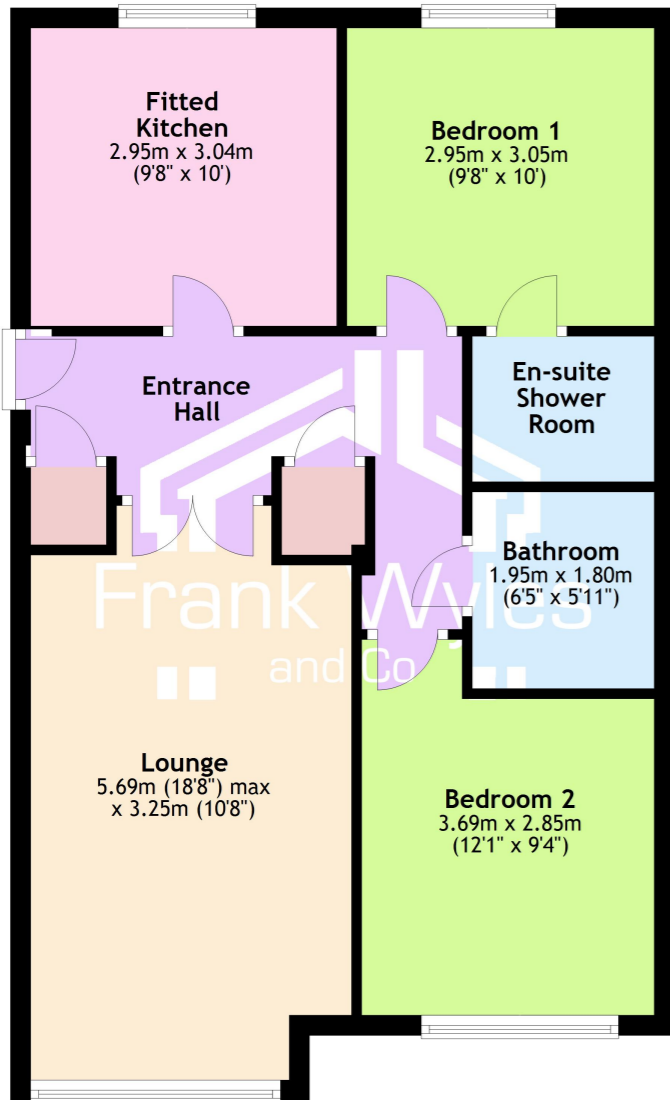


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | 83 | 87 |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | |

First Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



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21 Orchard Road, St. Annes FY8 1RY

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**Harrison View, Apartment 10 Bailey Avenue,
 Lytham St Annes, Lancashire, FY8 1FH**



- Chain Free First Floor Apartment
- Open Views to the Rear
- 2 Bedrooms & 2 Bathrooms
- Reception & Fitted Dining Kitchen
- Allocated Parking Space
- Viewing Essential

£155,000

Leasehold
 Energy Efficiency Rating: B



Harrison View, Apartment 10 Bailey Avenue,

Lytham St Annes, Lancashire, FY8 1FH

£155,000

This well presented first floor apartment is located just a short stroll from the sea front. The accommodation comprises a lounge, a fitted kitchen, two double bedrooms, an en-suite shower room and a bathroom. The property comes with an allocated parking space.

Tenure: Leasehold

Ground Rent: TBC

Service Charge: TBC

Council Tax: Band C



First Floor

Entrance Hall

Wall mounted electric panel heater, entry phone, coving to ceiling, two built-in cupboard (one housing hot water cylinder), double doors to:

Lounge

5.69m (18'8") max x 3.25m (10'8")
Double glazed window to front, wall mounted electric panel heater, TV point, coving to ceiling, feature wall mounted living flame effect electric fire.

Fitted Kitchen

3.04m (10') x 2.95m (9'8")
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, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in four ring hob with extractor hood over, double glazed window to rear, wall mounted electric panel heater, tiled flooring.

Bedroom 1

3.05m (10') x 2.95m (9'8")
Double glazed window to rear, fitted bedroom

suite with a range of wardrobes, fitted matching dressing table, wall mounted electric panel heater, TV point, door to:

En-Suite Shower Room

1.80m (5'11") x 1.44m (4'9")
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, extractor fan, mirrored cabinet, shaver point, tiled flooring.

Bedroom 2

3.69m (12'1") x 2.85m (9'4")
Double glazed window to front, fitted double wardrobe with full-length mirrored sliding doors, wall mounted electric panel heater.

Bathroom

1.95m (6'5") x 1.80m (5'11")
Fitted with three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, shaver point, tiled flooring.

External

Allocated car parking space.

