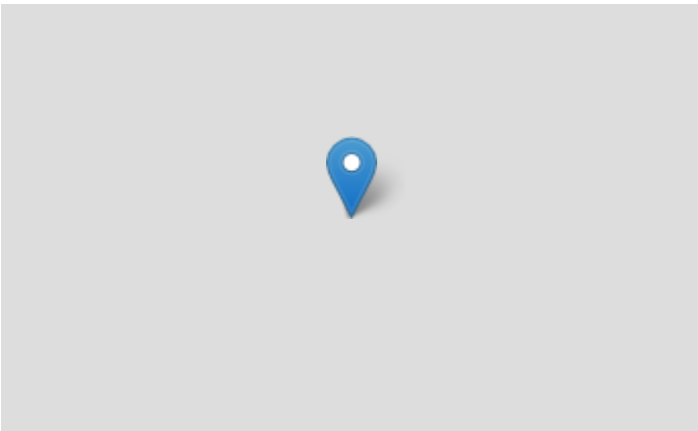


GROUND FLOOR



01253 713 695
 21 Orchard Road, St. Annes FY8 1RY
01253 731 222
 11 Park Street, Lytham FY8 5LU

sales@frankwyles.com
 www.frankwyles.com
 facebook.com/frankwyles @frankwyles

naea propertymark PROTECTED The Property Ombudsman rightmove See all our properties at OnTheMarket.com

**Ashton Garden Court, Flat 106 St Andrews Road North,
 Lytham St Annes, Lancashire, FY8 2JF**



- Ground Floor Retirement Apartment
- Chain Free
- 2 Bedrooms
- Shower Room
- Allocated parking Space in The Garage

£125,000

Leasehold
 Energy Efficiency Rating: D

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.



**Ashton Garden Court, Flat 106 St Andrews Road North,
Lytham St Annes, Lancashire, FY8 2JF**
£125,000

This Well Presented Elevated Ground Floor Retirement apartment is just a very short walk from St. Annes Square with all its local amenities. This Chain Free Apartment offers generous accommodation and briefly comprises a reception, fitted kitchen, 2 bedrooms and a shower room. There is an allocated parking space in the underground garage. Early viewing is highly recommended.

Council Tax: Band C

Tenure: Leasehold (125 years from 1990)

Ground Rent: £135 pa

Service Charge £2,067 pa



Ground Floor

Entrance Hall

Coving to ceiling, folding door to Storage cupboard, door to:

Lounge

4.63m (15'2") max x 3.37m (11'1")

Double glazed box window to front, electric storage heater, TV point, three wall light points, coving to ceiling with warden alarm pull, open plan to:

Kitchen

2.11m (6'11") x 2.09m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, space for fridge/freezer, built-in oven, built-in hob with pull out extractor hood over.

Bedroom 1

4.14m (13'7") max x 2.57m (8'5")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, electric storage heater, TV point, two wall light points, coving to ceiling with warden alarm pull.

Bedroom 2

3.55m (11'8") x 1.95m (6'5")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, coving to ceiling.

Shower Room

Fitted with three piece suite comprising shower cubicle with fitted electric shower, vanity wash hand basin with storage under and mixer tap, WC and full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point with warden alarm pull.

External

Communal landscaped gardens with a variety of plants, shrubs and trees, communal driveway to underground garaging.

Garage

Allocated space in the underground garage, electric up and over door, lift access to the apartments,

Communal Facilities

Communal facilities include a guest suite, lounge, laundry, a useful basement storage room

