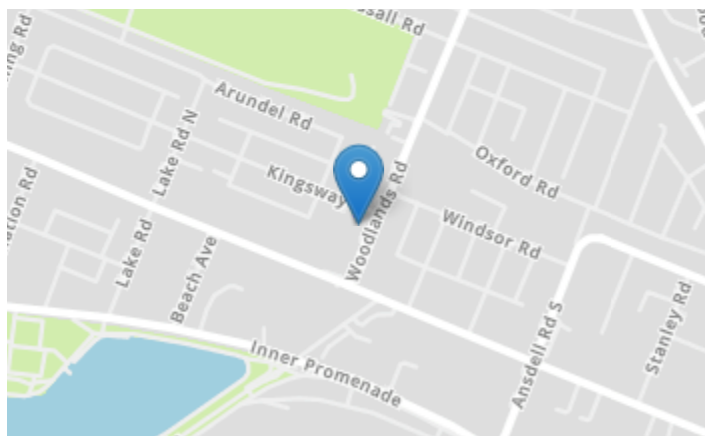
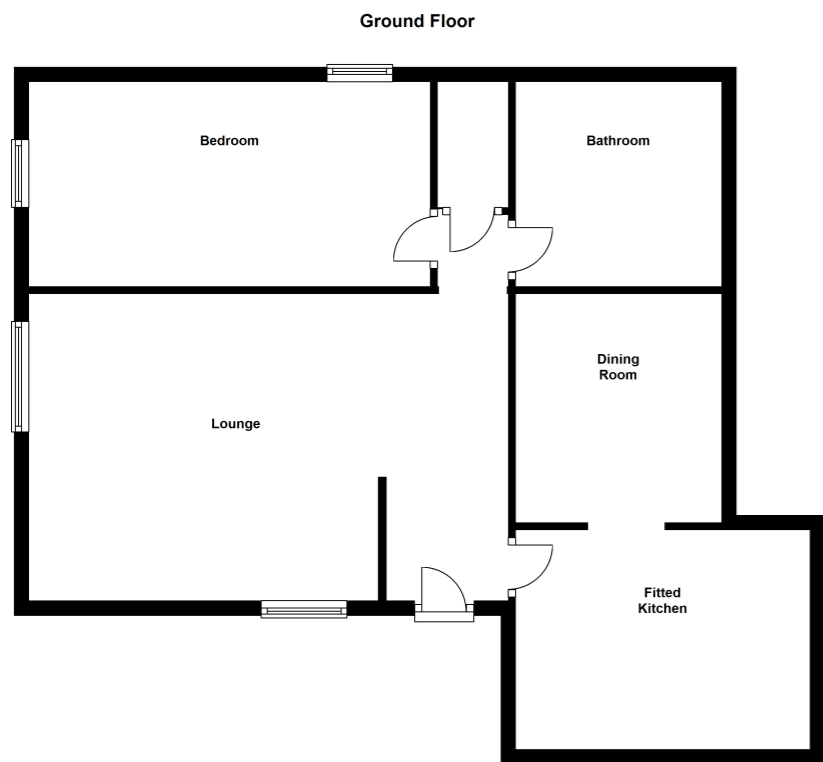


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	67	
(1 to 20)	G	53	

Most energy efficient - higher running costs

England, Wales & N.Ireland



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01253 731 222

11 Park Street, Lytham FY8 5LU

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Flat 1, Fairhaven Court

65 Woodlands Road,

Ansdell, Lytham St Annes, FY8 1YJ

- Large Ground Floor Apartment In Over 55's Development
- Located In The Heart Of Ansdell With Shops & Transport Links
- Lounge, Kitchen & Dining Room
- Double Bedroom & Modern Shower Room
- Available With No Onward Chain



£105,000

Leasehold
Energy Efficiency Rating: E



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(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 no authority to make or give any representation or warranty whatever in relation to this property.



Flat 1, Fairhaven Court 65 Woodlands Road,

Andsell, Lytham St Annes, FY8 1YJ

£105,000

Located In The Heart Of Andsell With Its Fantastic Amenities & Transport Links, This Spacious Former House Manager's Ground Floor Apartment Offers Larger Than Average Accommodation In This Over 55's Development. Accessed From The Rear, The Property Comprises: Good Sized Lounge, Great Sized Kitchen With Attached Dining Room, Double Bedroom & Lovely Large Modern Shower Room. There Is Also A Communal Lounge, Free Laundry, Charging Point For Mobility Scooters, An Underground Garage (Fee Payable For Parking Space), & Visitor Parking. Available With No Onward Chain, This Is A Definite Must View!

Council Tax Band: C . Tenure: Leasehold (199 years with 173 years remaining). Service Charge: £2040.00 (£170.00pm). Includes ground rent and buildings insurance.

Water Rates: £20pcm. Garage Space: £9pcm (Subject to availability)



Communal Entrance

Access from rear of development (can also be accessed from the front). Secure entry system. Inner door leading to: Communal laundry and charging room for disability scooters. Access to main building via lift or stairs. Communal lounge on first floor and guest suite (fee payable).

APARTMENT 1 - GROUND FLOOR

Wooden front door leading to:

Lounge 4.180m (widest point) x 6.451m
Double glazed window to front and double glazed opaque window to side. Wall mounted Dimplex heater and separate storage heater. TV aerial point. Ceiling light point. Emergency pull cord. Door leading to:

Kitchen 2.932m x 3.961m

Double glazed opaque window. Range of wall and base units with contrasting work surface incorporating a 1 1/2 stainless steel sink unit with mixer tap. Integrated double oven and electric hob with extractor over. Tiled splash back. Emergency pull cord. Archway leading to:

Dining Room 2.806m x 3.091m

Open hatch leading to lounge. Storage heater Ceiling light point. Emergency pull

Inner hallway (Accessed from lounge)

Built-in storage cupboard. Doors leading to the following rooms:

Bedroom 4.770m (measured to front of wardrobes) x 2.743m

Double glazed window to rear and double glazed opaque window to side. Range of fitted wardrobes and drawers. Storage heater. Ceiling light point. Emergency pull cord.

Shower Room/Wet Room 2.600m x 2.775m

Four piece white suite comprising shower cubicle with electric shower, wash basin with mixer tap and drawer below, bidet and WC. Fully tiled walls and wet room style flooring. Heated towel rail and wall mounted electric heater. Recessed spot lighting. Emergency pull cord.

External

Attractive communal gardens. Visitors parking in car park to rear. Parking in underground garage subject to a monthly fee and confirmation of availability via management company.

