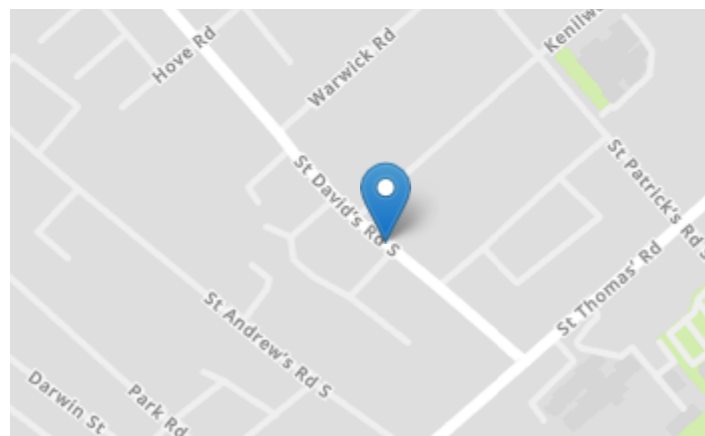
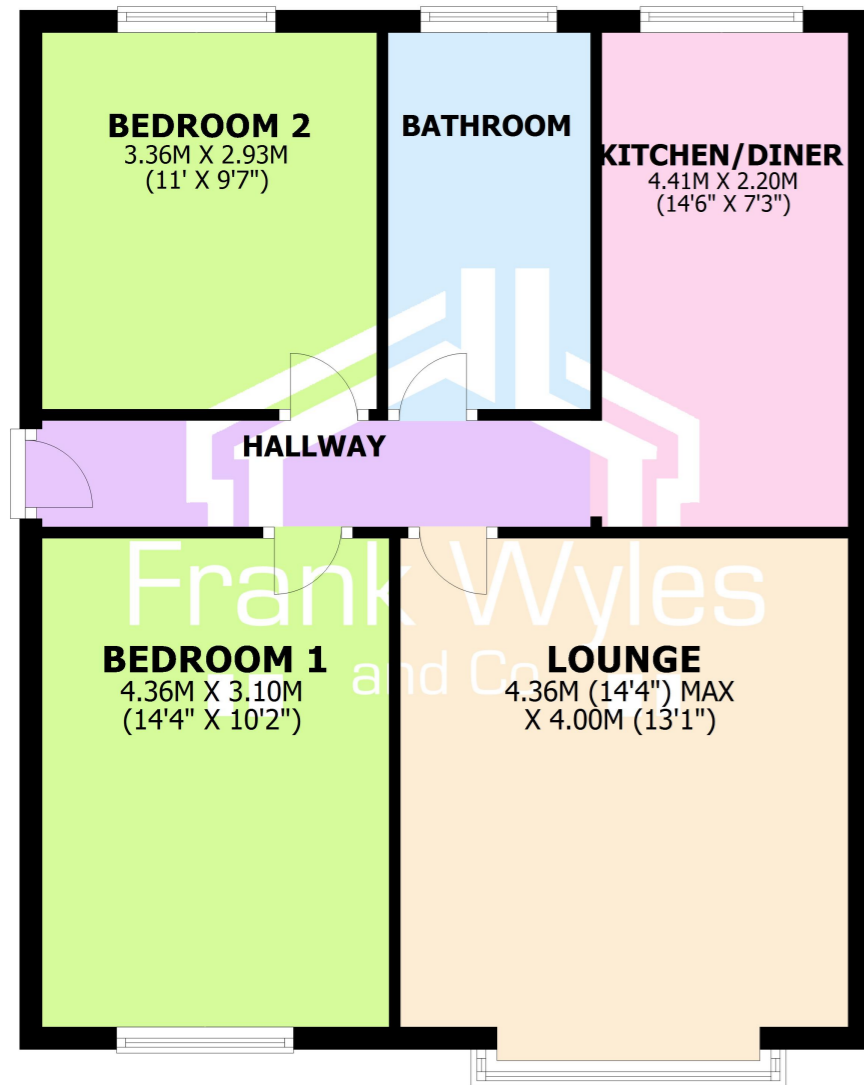


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C	77	78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

FIRST FLOOR

APPROX. 64.0 SQ. METRES (689.0 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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**Kenilworth Court, 16 64 St Davids Road South,
Lytham St. Annes, FY8 1TQ**



- First Floor Apartment
- Chain Free
- Large Reception & Dining Kitchen
- 2 Double Bedrooms
- Close To Local Amenities & Sea Front
- Viewing Highly Recommended

£99,950

Leasehold
Energy Efficiency Rating: C



Kenilworth Court, 16 64 St Davids Road South,

Lytham St. Annes, FY8 1TQ

£99,950

A Must See! This Chain Free First Floor Apartment is in a very desirable location, being just a short walk from the square, Royal Lytham Golf Club & the sea front. The very generous accommodation comprises a large reception, fitted kitchen diner, 2 double bedrooms, family bathroom. GCH & DG windows. There is a garage to the rear. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band B

Service Charge: £1,680 pa

Pets are allowed



Communal Entrance

Secure UPVC Double glazed door with entry phone system, stairs to:

First Floor

Hall

Secure front door, entry phone system, radiator, door to:

Lounge

4.36m (14'4") max x 4.00m (13'1")
UPVC double glazed box window overlooking the front communal gardens, radiator, ceiling cornice, TV point, feature electric fire.

Kitchen / Diner

4.41m (14'6") x 2.20m (7'3")
Fitted kitchen with a matching range of base and eyelevel units with complimentary countertop over, stainless steel sink with mixer tap, space for electric double oven, plumbing for washing machine, space for fridge freezer, ceiling cornice, UPVC double glaze window overlooking the rear garden, part tiled walls, separate dining area.

Bedroom 1

4.36m (14'4") x 3.10m (10'2")
UPVC double glaze window overlooking front garden, radiator, ceiling cornice, fitted wardrobes with mirrored doors.

Bedroom 2

3.36m (11') x 2.93m (9'7")
UPVC double glazed window overlooking the rear, ceiling cornice, radiator, fitted wardrobes, wall hung condenser combination boiler.

Bathroom

Modern white suite comprising panel bath with electric shower over with glass shower screen, low-level WC, sink with taps, radiator, full height tiling to all walls, airing cupboard.

External

Communal Gardens

Well-kept communal gardens, resident parking to the rear.

Garage

Single garage with up and over door