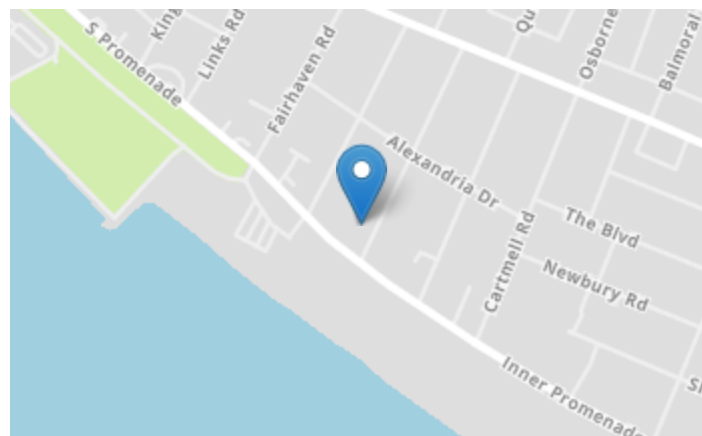
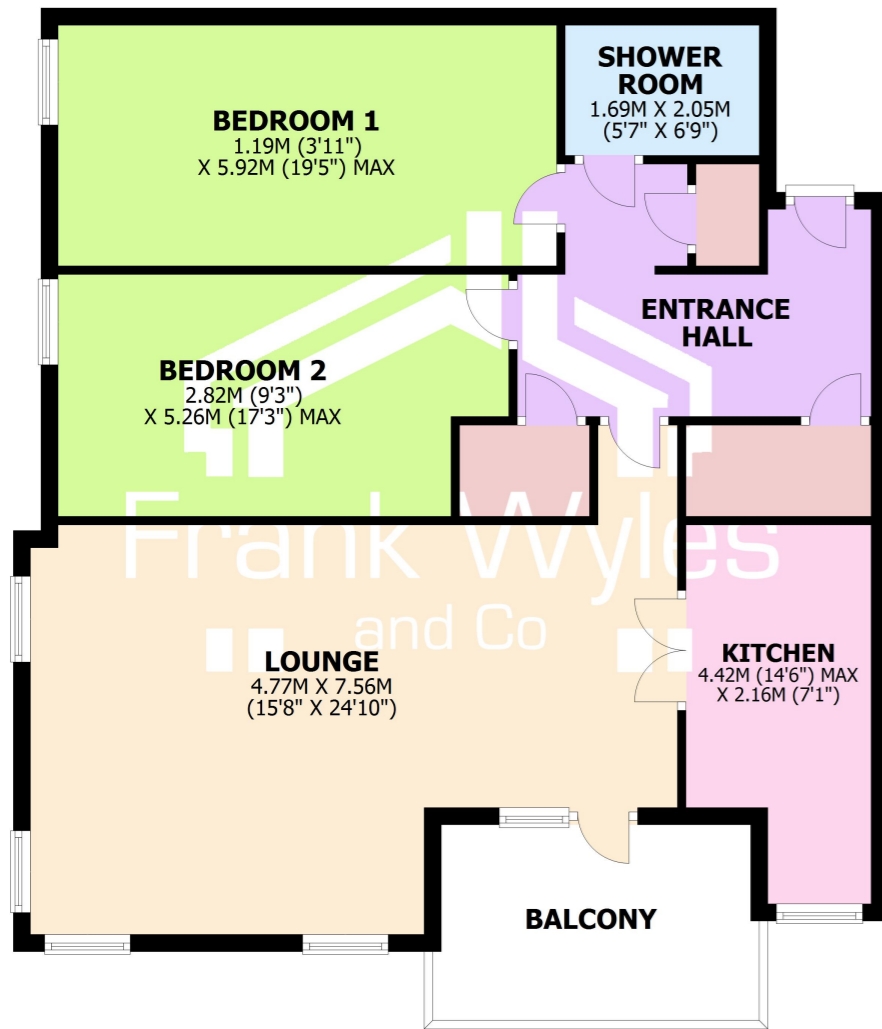


FIRST FLOOR



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**Lystra Court, Flat 14, 103-107 South Promenade,
Lytham St Annes, Lancashire, FY8 1NP**



- First Floor Retirement Apartment
- Corner Sited with fantastic Sea Views
- Large Reception with Balcony
- 2 Bedrooms
- Lift to All Floors
- Chain Free

£235,000

Leasehold
Energy Efficiency Rating:



**Lystra Court, Flat 14, 103-107 South Promenade,
Lytham St Annes, Lancashire, FY8 1NP**
£235,000

This spacious first floor retirement apartment occupies a prime position overlooking the sea front. The accommodation comprises a large reception room with a balcony, a fitted kitchen, two double bedrooms and a shower room

Council Tax: Band F

Tenure: Leasehold (Ground Rent: £192.50 pa)

Service Charge: £1,811.02 pa



First Floor

Entrance Hall

Electric storage heater, three built-in storage cupboards, door to:

Lounge

7.56m (24'10") x 4.77m (15'8")

Two double glazed windows to side, two double glazed windows to front, two electric storage heaters, telephone point, TV point, coving to ceiling, door with glazed side panel to balcony, double doors to:

Kitchen

4.42m (14'6") max x 2.16m (7'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge and freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, coving to ceiling with warden alarm pull with electric fan heater.

Bedroom 1

5.92m (19'5") max x 1.19m (3'11")

Double glazed window to side, fitted

bedroom suite with a range of wardrobes, electric storage heater, TV point, coving to ceiling, warden alarm pull.

Bedroom 2

5.26m (17'3") max x 2.82m (9'3")

Double glazed window to side, fitted bedroom suite with a range of wardrobes, coving to ceiling, warden alarm pull.

Shower Room

2.05m (6'9") x 1.69m (5'7")

Fitted with three piece suite comprising shower cubicle with fitted shower, vanity wash hand basin with storage under and mixer tap, WC and heated towel rail, extractor fan, coving to ceiling, warden alarm pull.

Communal

Lift access to all Floors

Fully furnished residents Lounge

Communal kitchen, laundry & utility rooms

Extensive landscaped Gardens

