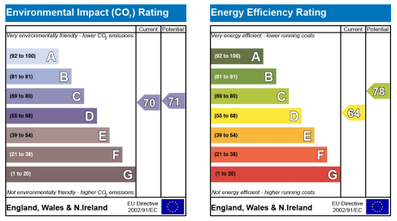
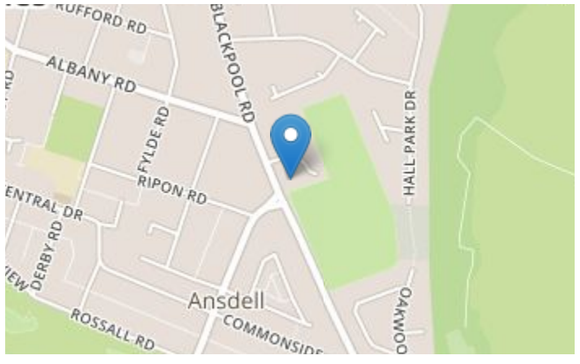


Second Floor

Approx. 74.5 sq. metres (802.2 sq. feet)



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20-Mar-20

63 Woodlands View,

Lytham St Annes, FY8 4EF

Frank Wyles and Co

- 2nd Floor Purpose Built Apartment
- Large Reception Room
- 2 Double Bedrooms
- 2 Bathrooms
- Lift To All Floors
- Allocated Car Parking Space

£175,000

Leasehold

Energy Efficiency Rating: D

63 Woodlands View,

Lytham St Annes, FY8 4EF

£175,000

Modern Second Floor Apartment Perfectly Located For Easy Access to Local Amenities, Transport Links and Just a Few Minutes Walk From Fairhaven Lake. Large Open Plan Lounge Dining Kitchen With Lovely Views to the Rear, Two Double Bedrooms, En Suite & Main Bathroom. There are Attractive Communal Gardens and an Allocated Parking Space in a Secure Gated Car Park. Available With No Forward Chain! EPC RATING: D64

Tenure: Leasehold

Council Tax: Band D

Service Charge: £1,170 pa

Communal Entrance

Secure entry system. Stairs and lift to all floors.

Second Floor

Entrance Hall

Radiator, video entry phone, and built-in cupboard. Doors leading to:

Kitchen

4.18m (13'9") x 2.09m (6'10")

Fitted with a matching range of base and eye level units with worktop space over incorporating a 1 ½ bowl stainless steel sink with single drainer and mixer tap. Integrated fridge, freezer, dishwasher and washing machine. Built-in oven, and built-in hob with extractor hood over. Open plan to:

Lounge

5.33m (17'6") x 4.18m (13'9")

Double window to rear with lovely views. Two radiators, telephone point, and TV point

Bedroom 1

5.07m (16'8") x 3.42m (11'3")

Double glazed window to rear. Fitted bedroom suite with a range of wardrobes. Radiator, and TV point. Door to:

En-Suite Shower Room

Fitted with three piece suite comprising: double shower enclosure with fitted electric shower, pedestal wash hand basin with mixer tap, and WC. Part tiled walls, heated towel rail, extractor fan, and shaver point.

Bedroom 2

5.07m (16'8") x 2.65m (8'9")

Double glazed window to rear. Fitted triple wardrobe. Radiator, and TV point.

Bathroom

Fitted with three piece suite comprising: panelled bath with shower attachment and mixer tap, pedestal wash hand basin with mixer tap and WC. Part tiled walls, heated towel rail, and extractor fan.

External

Set in communal gardens. Allocated car parking within secure communal car park with remote controlled electric gates.