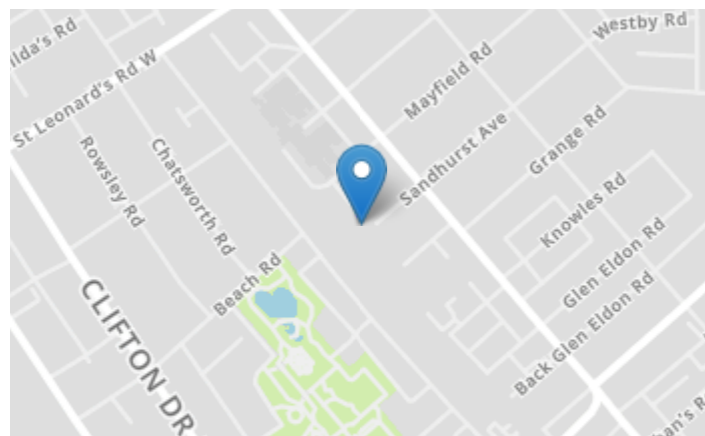
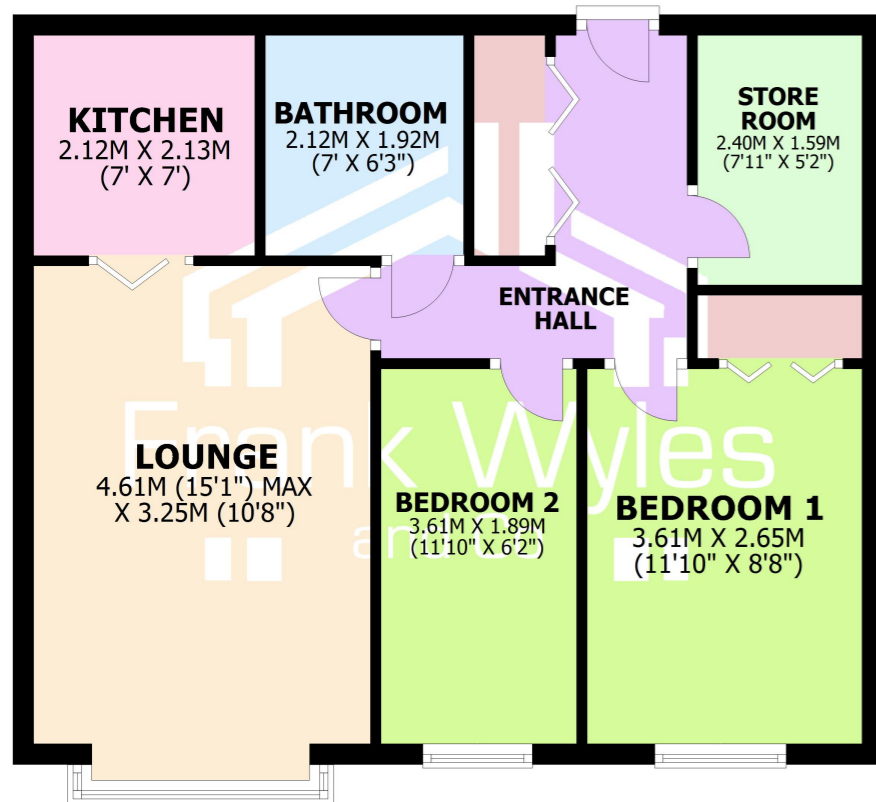


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	73	81
B			
C			
D			
E			
F			
Not energy efficient - higher running costs	G		

England, Wales & N.Ireland

GROUND FLOOR

APPROX. 55.0 SQ. METRES (591.6 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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**Sandhurst Grange, Flat 4 Sandhurst Avenue,
Lytham St Annes, Lancashire, FY8 2ET**

- Ground Floor Retirement Apartment
- Over 55's
- Chain Free
- Two Bedrooms & Bathroom
- Viewing Highly Recommended

£75,000

Leasehold
Energy Efficiency Rating: C

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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 any authority to make or give any representation or warranty whatever in relation to this property.



Sandhurst Grange, Flat 4 Sandhurst Avenue,

Lytham St Annes, Lancashire, FY8 2ET

£75,000

This ground floor retirement apartment is conveniently located for access to local shops and minutes drive from the sea front and town centre. The accommodation comprises a lounge, a fitted kitchen, two bedrooms and a bathroom.

Council Tax Band: C

Tenure: Leasehold

Ground Rent: £125 per annum

Service Charge: £100.00 per month



Ground Floor

Entrance Hall

Built-in storage cupboards with mirrored folding doors, door to store room housing hot water tank, door to:

Lounge

4.61m (15'1") max x 3.25m (10'8")
Double glazed box window to front, electric storage heater, telephone point, TV point, two wall light points, coving to ceiling, living flame effect electric fire with marble inset and hearth, folding door to:

Kitchen

2.13m (7') x 2.12m (7')
Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, extractor fan, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, coving to ceiling.

Bedroom 1

3.61m (11'10") x 2.65m (8'8")
Double glazed window to front, fitted bedroom suite with a range of wardrobes, built-in wardrobe with mirrored folding doors, electric storage heater, TV point, coving to ceiling.

Bedroom 2

3.61m (11'10") x 1.89m (6'2")
Double glazed window to front, electric storage heater, coving to ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with separate electric shower over, inset wash hand basin with storage under and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point, coving to ceiling.

