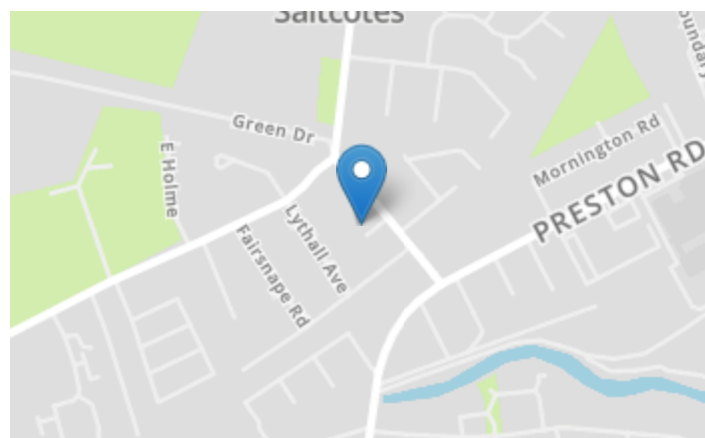
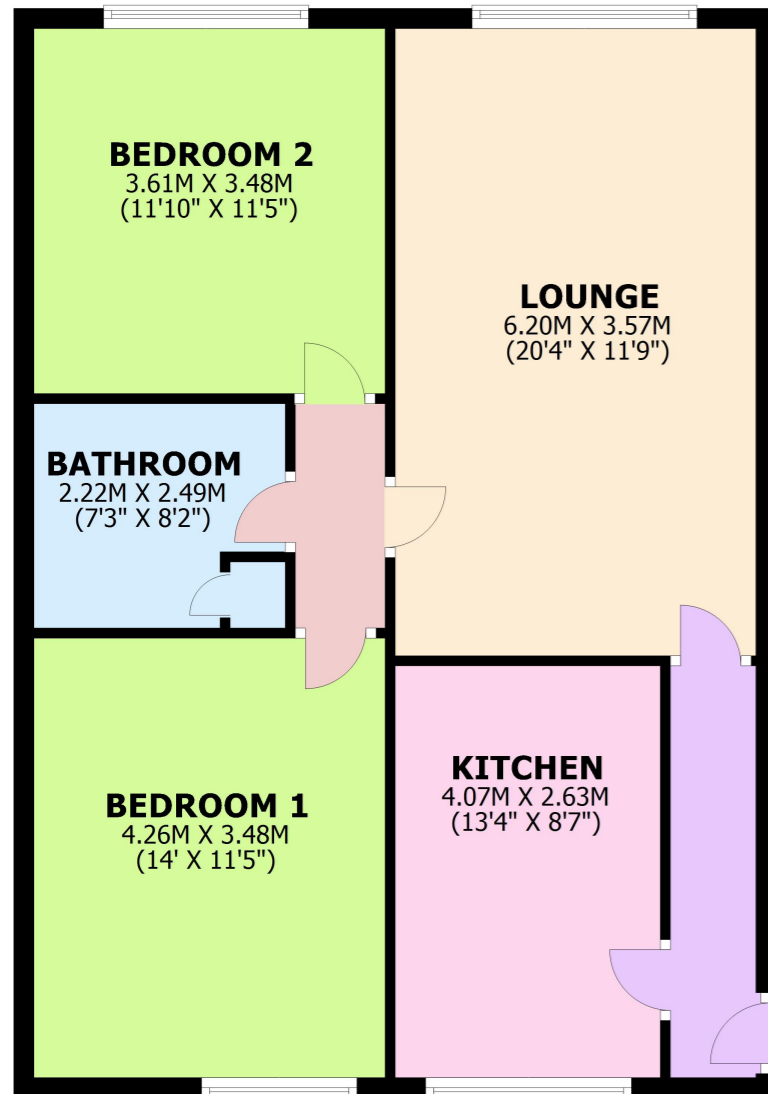


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		63
(39 to 54)	E		
(21 to 38)	F		24
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

SECOND FLOOR

APPROX. 74.2 SQ. METRES (798.4 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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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

**20 Bridge Court , Saltcotes Road,
Lytham, FY8 4HS**



- Purpose Built Second Floor Apartment
- Local Amenities & Short Walk to Lytham Centre
- Lounge & Modern Kitchen
- Two Double Bedrooms & Bathroom
- Allocated Parking Space in Gated Car Park
- Available With No Forward Chain

£99,950

Leasehold
Energy Efficiency Rating: F



20 Bridge Court , Saltcotes Road,

Lytham, FY8 4HS

£99,950

This Deceptively Spacious Second Floor Apartment is Located Within Easy Reach of Local Amenities and Lytham Green & Centre and Comprises: Lounge, Modern Kitchen, Two Double Bedrooms & Bathroom and an Allocated Parking Space. Available With No Forward Chain!

Tenure - Leasehold (999 years from 1965)

Management Charges - £60 pcm

Ground Rent - £15 per annum

Council Tax Band - B



Communal Entrance
Stairs leading to all floors.

Second Floor - Apartment 20

Entrance Hall

Upvc front door. Doors leading to the following rooms:

Kitchen 4.07m (13'4") x 2.63m (8'7")
Double glazed window to front. Fitted with a matching range of base and eye level units with worktop space over and breakfast bar area, incorporating a 1 1/2 bowl stainless steel sink with single drainer and mixer tap. Built-in electric oven and hob with extractor above. Integrated fridge and freezer. Space and plumbing for washing machine. Tiled splash backs.

Lounge 6.20m (20'4") x 3.57m (11'9")

Double glazed window to rear. TV and telephone points. Electric heater. Door to:

Inner hallway

Doors to:

Bedroom 1 4.26m (14') x 3.48m (11'5")

Double glazed window to front, electric storage heater, TV point.

Bedroom 2 3.61m (11'10") x 3.48m (11'5")

Double glazed window to rear. Electric heater. TV point.

Bathroom

Fitted with three piece comprising panelled bath with separate electric shower over, pedestal wash hand basin, and WC. Airing cupboard housing hot water tank. Extractor fan.

External

Allocated parking space

