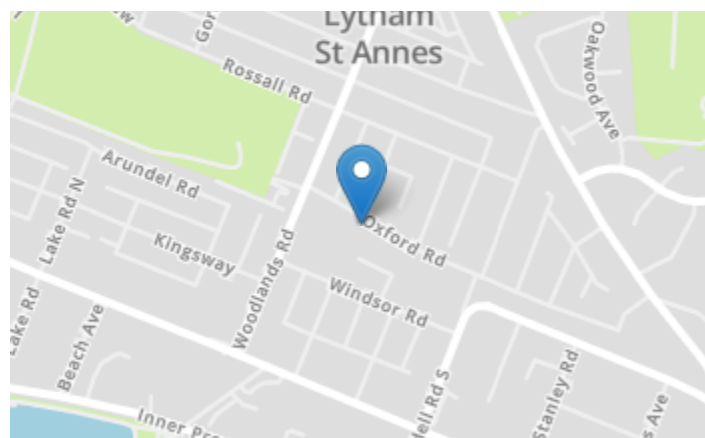
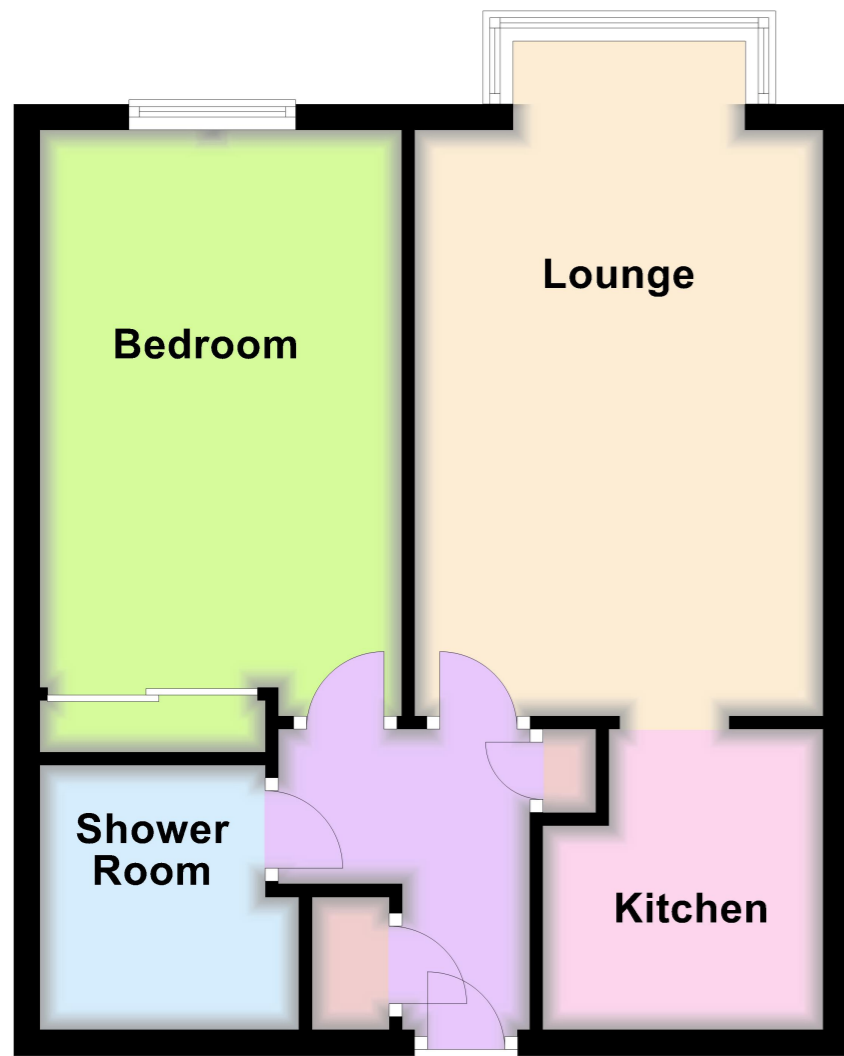


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	82
(82 to 100)	B		
(81 to 91)	C		
(80 to 80)	D		
(55 to 80)	E		
(29 to 54)	F		
(1 to 28)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

### First Floor



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**32 Oxford Court Oxford Road,  
 Ansdell, FY8 4EB**



- Well Presented First Floor Retirement Apartment With Southerly Aspect
- Located In The Heart Of Ansdell With Shops & Transport Links
- Lounge, Kitchen, Double Bedroom & Shower Room
- Lift & Stairs To All Floors & Resident House Manager
- Communal Residents' Lounge, Laundry & Guest Room

**£77,500**

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.



## 32 Oxford Court Oxford Road,

Ansdell, FY8 4EB

**£77,500**

Light and Airy First Floor Retirement Apartment Located to Rear of Building With Southerly Aspect. With a Lift to All Floors, Resident House Manager and Communal Lounge & Laundry the Apartment Comprises: Lounge, Kitchen, Double Bedroom and Shower Room. Located In The Heart of Ansdell, With Local Shops & Transport Links. Available With No Forward Chain.

### Communal Entrance Porch

Approached through door leading to entry intercom system.. Secure door leading to: Communal Entrance Hall  
Lift and stairs to all floors.

### FIRST FLOOR

Apartment 32

### Entrance Hall

Electric storage heater, entry phone, two built-in storage cupboards (one housing hot water heater), door to:

**Lounge 5.22m (17'2") max into bay x 3.17m (10'5")**

Double glazed bay window to rear, electric storage heater, telephone point, TV point, coving to ceiling, living flame effect electric fire with wooden surround and marble effect inset and hearth, open plan to:

**Kitchen 2.33m (7'8") x 2.17m (7'2") max**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for dishwasher, space for fridge, built-in oven, built-in hob with extractor hood over, warden alarm pull.

**Bedroom 4.82m (15'10") max x 2.80m (9'2")**

Double glazed window to rear, electric storage heater, warden alarm pull, built-in wardrobes with mirrored sliding doors.

### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin, and WC, full height tiling to all walls, heated towel rail, extractor fan, warden alarm pull.

### Additional Information:

Guest Suite - Located on the first floor.

Booking and fee payable via the House Manager

Laundry Room - Communal laundry room for the use of residents.

External: Attractive, well maintained communal gardens. Resident parking space available, subject to availability and weekly fee. To be arranged via the House Manager.

