

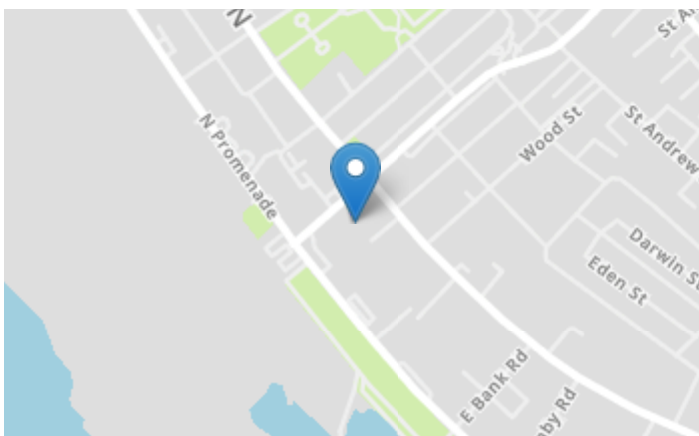
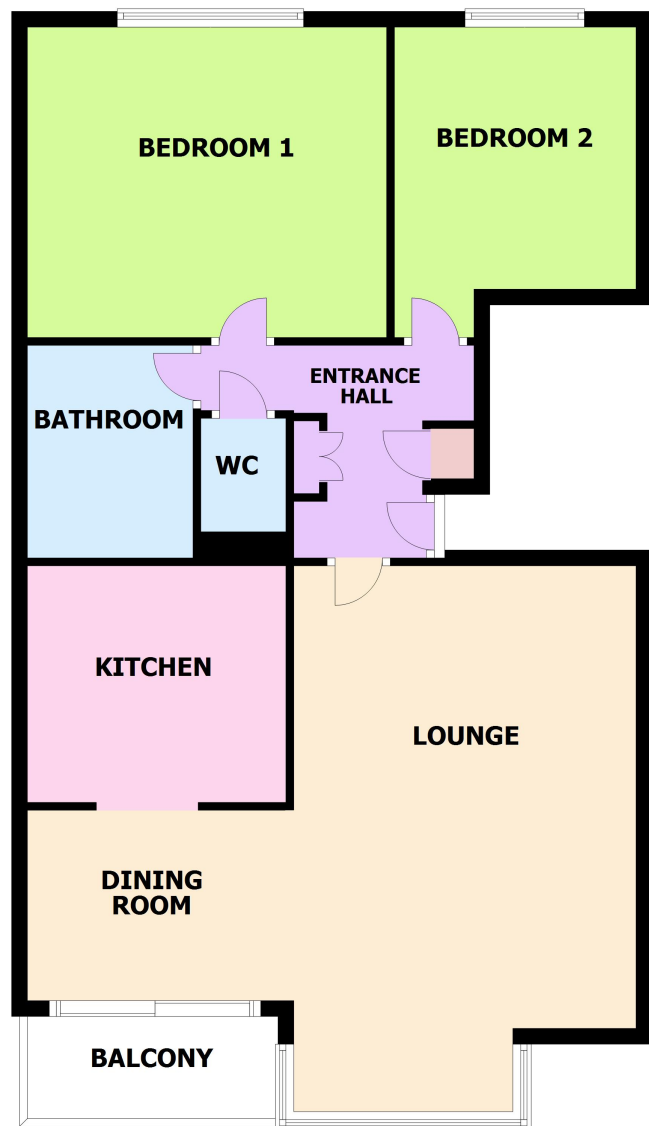
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C	74	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		

Most energy efficient - higher running costs

England, Wales & N.Ireland



FIFTH FLOOR



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9 Braxfield Court St Annes Road West, Lytham St Annes, Lancashire, FY8 1LQ



- Fifth Floor Apartment
- Chain Free
- Lift To All Floors
- Balcony with Views over the Pier and St. Annes Square
- 2 Bedrooms
- Garage
- EPC Rating C

Offers In Excess Of
£185,000

Leasehold
 Energy Efficiency Rating: C



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9 Braxfield Court St Annes Road West,

Lytham St Annes, Lancashire, FY8 1LQ

Offers In Excess Of £185,000

This chain free fifth floor apartment occupies a prime position adjacent to the town centre and with views down to the pier and sea front. The accommodation comprises a lounge, dining room, fitted kitchen, two bedrooms, a bathroom and a wc.

Council Tax: Band D

Tenure: Leasehold Ground Rent: £25 pa

Service Charge: £2,545 pa



Fifth Floor

Entrance Hall

Built-in storage cupboard, built in cupboard housing hot water tank, electric storage heater, door to:

Lounge

6.90m (22'8") max into bay x 4.33m (14'3")
Double glazed box bay window to front, two electric storage heaters, TV point, three wall light points, open plan to:

Dining Room

3.27m (10'9") x 2.17m (7'1")
Patio door to balcony with amazing sea views and views over the square,

Kitchen

3.27m (10'9") x 2.99m (9'10")
Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in oven, built-in hob with extractor hood over.

Bedroom 1

4.55m (14'11") x 3.92m (12'10")
Double glazed window to rear, fitted bedroom suite with a range of wardrobes, electric

storage heater, coving to ceiling.

Bedroom 2

3.92m (12'10") x 2.96m (9'9")
Double glazed window to rear, fitted bedroom suite with a range of wardrobes, electric storage heater.

Bathroom

Fitted with four piece suite comprising corner bath with mixer tap, wall mounted wash hand basin with mixer tap, shower enclosure with fitted electric shower and WC, full height tiling to all walls, heated towel rail, extractor fan.

WC

Fitted with two piece comprising pedestal wash hand basin, and WC, part tiled walls, extractor fan.

External

Immaculately kept Communal gardens, visitor parking space, single garage with an up and over door.

