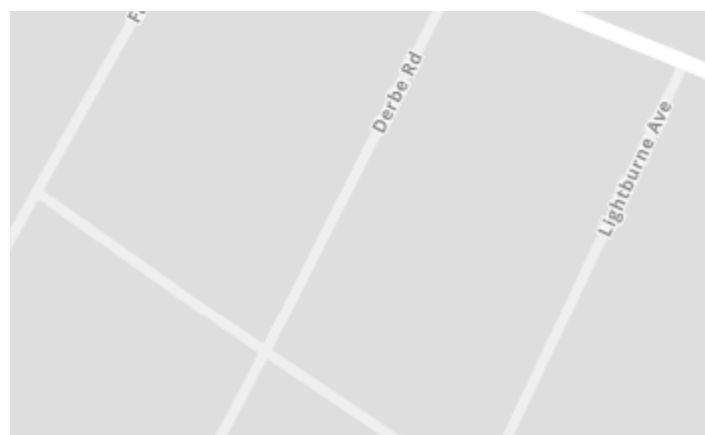
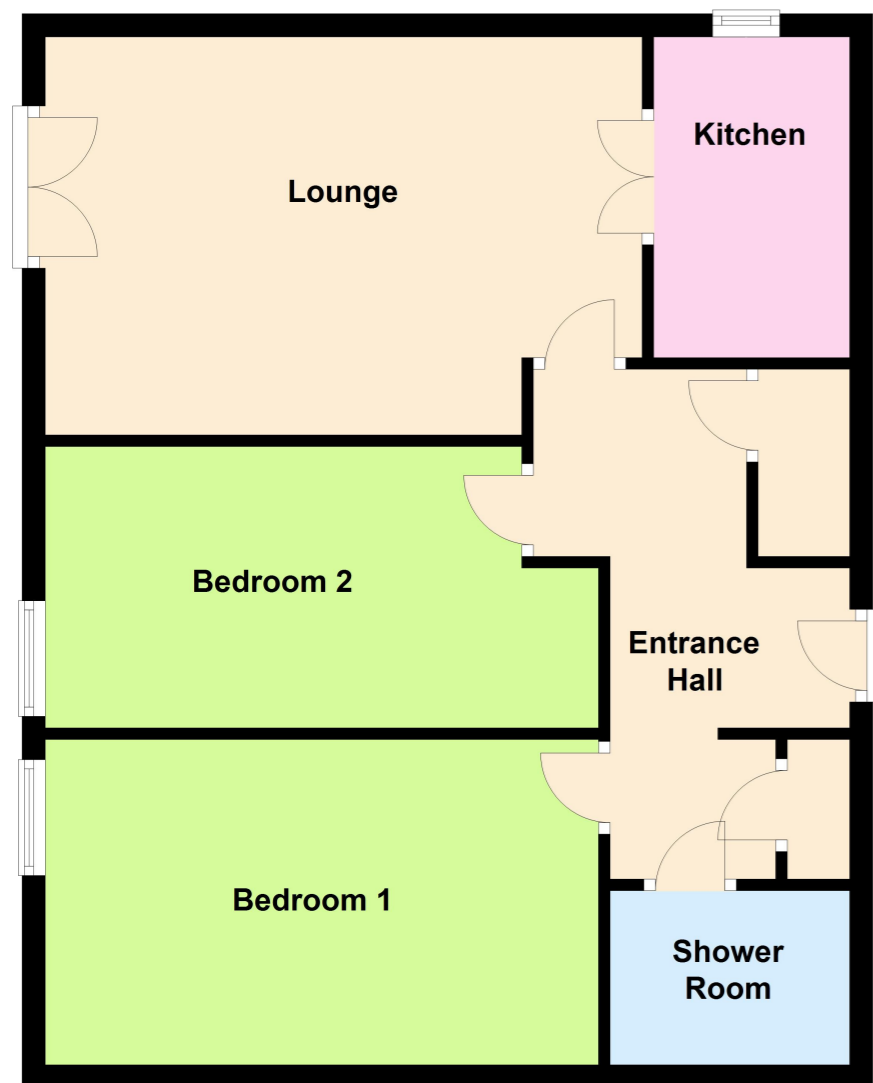




Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



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21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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**Lystra Court, Flat 3, 103-107 South Promenade,
Lytham St Annes, Lancashire, FY8 1NP**



- Ground Floor Retirement Apartment
- Large Reception & Modern Kitchen
- Patio Doors onto Gardens
- 2 Bedrooms
- New Flooring Throughout
- Early Viewing Highly Recommended

£135,000

Leasehold
Energy Efficiency Rating: C



**Lystra Court, Flat 3, 103-107 South Promenade,
Lytham St Annes, Lancashire, FY8 1NP**
£135,000

A ground floor retirement apartment within a popular development which occupies a prime position on the sea front and within easy access of the town centre. The property is presented to the highest standard and consists of a large reception room leading to the gardens to the side, a modern fitted kitchen, two double bedrooms and a bathroom. Communal facilities include residents lounge, utility room and a house manager.

Council Tax: Band D

Tenure: Leasehold (125 years from 1999)

Ground Rent: £385 pa Service Charge: £3,503.26 pa



Ground Floor

Entrance Hall

Electric storage heater, coving to ceiling, two built-in storage cupboards, door to:

Lounge

5.16m (16'11") x 3.44m (11'3") max
Electric storage heater, telephone point, TV point, coving to ceiling, warden alarm pull, living flame effect electric fire with marble surround, French doors to garden, double doors to:

Kitchen

2.77m (9'1") x 1.70m (5'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, integrated fridge freezer, integrated dish washer, built-in fan assisted oven, built-in ceramic hob with extractor hood over, obscure double glazed window to rear, coving to ceiling, warden alarm pull.

Bedroom 1

4.78m (15'8") x 2.81m (9'3")
Double glazed window to side, fitted bedroom suite with a range of wardrobes, electric storage heater, coving to ceiling, warden alarm pull.

Bedroom 2

4.78m (15'8") max x 2.43m (8')
Double glazed window to side, wall mounted electric panel heater, coving to ceiling.

Bathroom

2.07m (6'10") x 1.66m (5'5")
Fitted with three piece comprising panelled bath with taps, fitted shower and glass screen, vanity wash hand basin with storage under and mixer tap, and WC, heated towel rail, electric fan heater, extractor fan, tiled flooring.

External

Landscaped gardens to the front, lawn, elevated beds, borders with a range of ornamental plants and shrubs. There is a private and secure inner garden, extensively lawned with a range of ornamental plants and shrubs.

Communal

Lift access to all Floors
Fully furnished residents Lounge
Communal kitchen, laundry & utility rooms
Extensive landscaped Gardens

