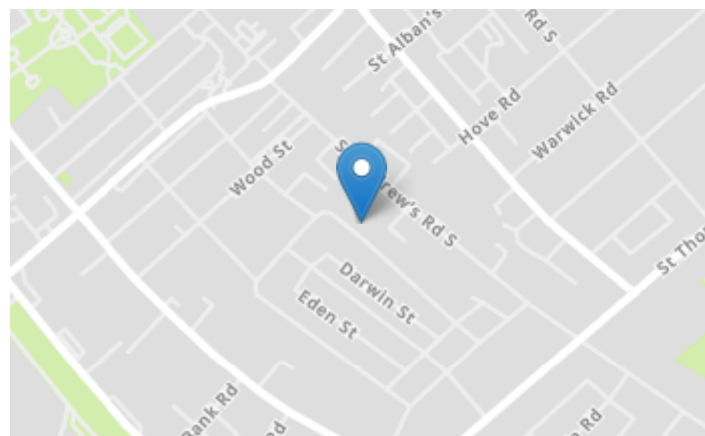
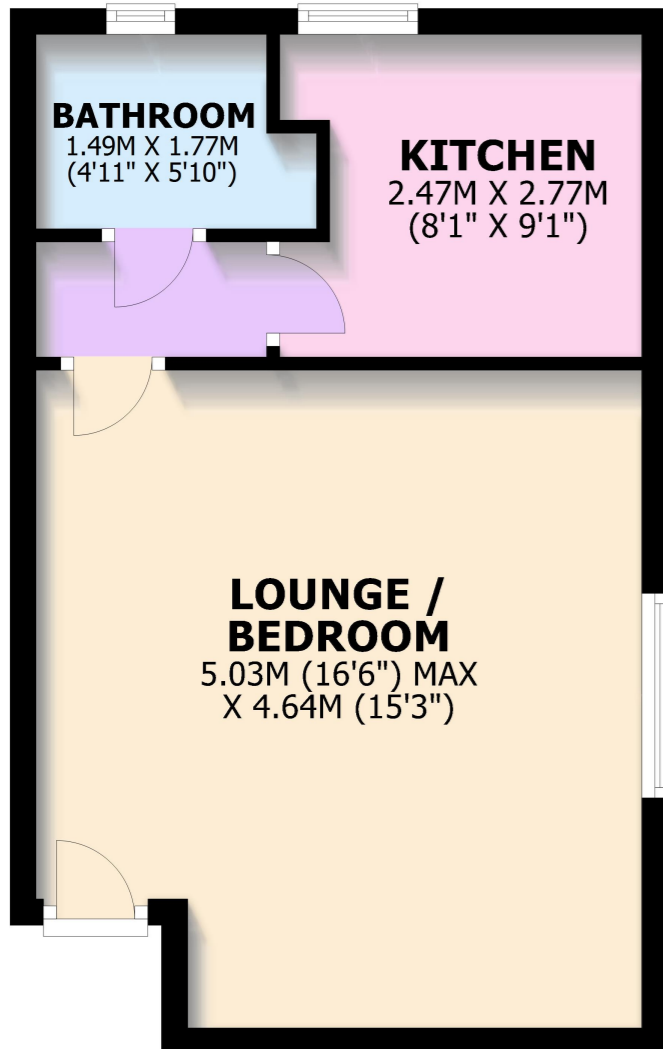


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D	SS	SS
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

SECOND FLOOR



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com

www.frankwyles.com



facebook.com/frankwyles



@frankwyles



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(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.

**Conway Court, Flat 11, 13-15 Park Road,
Lytham St Annes, Lancashire, FY8 1PW**



- Second Floor Studio Apartment
- Chain Free
- Well Presented
- Large Bedroom / Reception
- Gas Central Heating
- Allocated Car Parking Space

£59,950

Leasehold
Energy Efficiency Rating: D



Conway Court, Flat 11, 13-15 Park Road,

Lytham St Annes, Lancashire, FY8 1PW

£59,950

A well presented, second floor studio flat in the heart of St. Annes town centre and just a short stroll from the promenade.. The accommodation comprises a spacious lounge / bedroom, a modern fitted kitchen and a bathroom. There is an allocated off street parking space to the front of the property and a communal laundrette to the rear.

Council Tax Band: A

Tenure: Leasehold

Service Charge: £700.00 per annum (includes block insurance, cleaner for communal areas internally, external window cleaning).



Communal Entrance

Entry phone system, stairs leading to the second floor

rear, radiator.

Second Floor

Lounge / Bedroom

5.03m (16'6") max x 4.64m (15'3")

Double glazed window to side, two radiators, TV point, entry phone, door to:

Hallway

Radiator, door to:

Kitchen

2.77m (9'1") x 2.47m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, wall mounted combination boiler.

Bathroom

Fitted with three piece suite comprising panelled bath with separate electric shower over, pedestal wash hand basin and WC, full height tiling to all walls, obscure window to