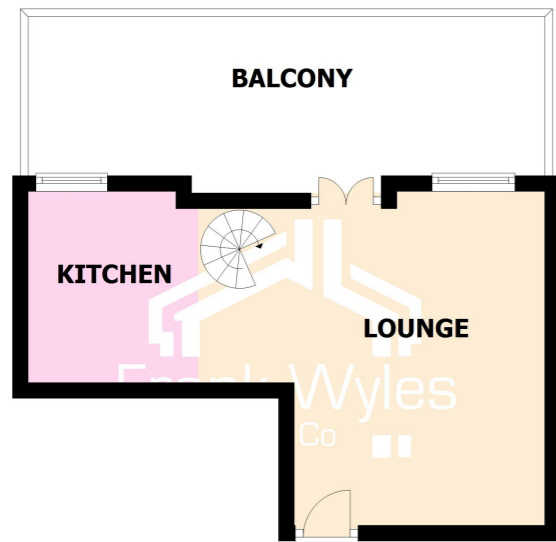
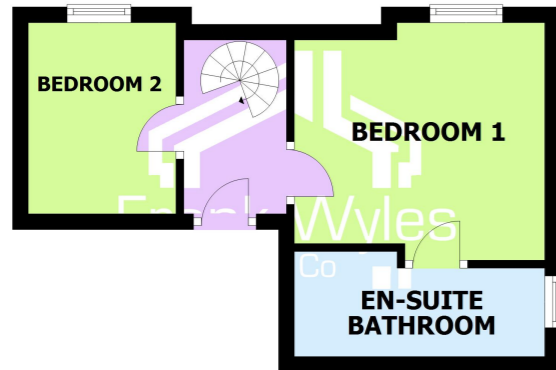




### FIRST FLOOR



### SECOND FLOOR



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**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**

**11 Park Street, Lytham FY8 5LU**

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## 3M Central Beach,

Lytham, FY8 5LB

- First & Second Floor Apartment Located To Rear
- Imposing Building Opposite Lytham Green
- Open Plan Lounge & Modern Kitchen
- Spiral Staircase To Second Floor
- Two Bedrooms & En Suite Bathroom
- Private Balcony To Rear



**£205,000**

Leasehold  
Energy Efficiency Rating: E



## 3M Central Beach,

Lytham, FY8 5LB

**£205,000**

Situated To The Rear Of This Imposing Building Located Opposite Lytham Green, This First & Second Floor Apartment Offers Accommodation In The Form Of: Open Plan Lounge & Modern Kitchen With Balcony To Rear, & Spiral Staircase Leading To Two Bedrooms (One Double & One Single) & En Suite Bathroom. The Property Also Benefits From A Rear Communal Staircase Leading From The Second Floor Back Down To The First & Ground Floor. To The Rear Is A Single Garage & Parking. A Definite One Off!

Tenure: Leasehold (999 years from May 1930) Ground Rent: £6 pa

Maintenance: Split on an "as and when" basis between 5 apartments

Council Tax Band: B

### Communal Entrance

Steps leading to communal front door.  
Intercom. Flight of stairs leading to:

### First Floor - Apartment 3M

Door to apartment leads straight in to:

Lounge 4.32m (14'2") x 4.04m (13'3")  
Window to rear. Radiator, and TV point.  
Double doors to balcony. Open plan to:

Kitchen 2.44m (8') max x 2.18m (7'2")  
Window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a sink with single drainer and mixer tap. Under-unit lights. Integrated fridge and washing machine. Built-in oven and hob with extractor hood over.

Balcony 6.60m (21'8") x 2.35m (7'8")  
Enclosed balcony to rear of property.

Spiral staircase leading from lounge and kitchen area to second floor.

### Second Floor

### Landing

Door leading to rear staircase providing access back down to first and ground floor. Doors leading to the following rooms:

Bedroom 1 3.20m (10'6") x 3.03m (9'11")  
Double glazed window to rear. Built-in double wardrobe. Radiator. Door to:

### En-Suite Bathroom

Obscure window to side. Fitted with three piece suite comprising corner bath with separate shower over, pedestal wash hand basin with mixer tap, and WC. Heated towel rail, shaver point and light.

Bedroom 2 2.44m (8') x 1.89m (6'2")  
Double glazed window to rear. Fitted with a range of wardrobes. Radiator.

### External

### Single Garage

Accessed via rear service road. Up and over door. Parking.

