

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22-100)	A		
(31-91)	B		
(39-81)	C		
(50-62)	D		
(59-54)	E		
(71-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		83	85



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4 The Royals

Links Gate, St. Annes on Sea, FY8 3LJ

- First Floor Apartment
- Overlooking Royal Lytham
- Large Reception Room
- Fitted Kitchen
- 2 Double Bedrooms
- En-Suite Shower Room & Bathroom
- Garage



£265,000

Tenure: Leasehold

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 (2) Frank Wyles & Co. has authority to make or give any representation or warranty whatever in relation to this property.



4 The Royals

Links Gtae, St. Annes on Sea, FY8 3LJ

£265,000

A superior First Floor Apartment situated in a prime residential location adjacent to and with outstanding unrestricted views from two balconies over Royal Lytham Golf Course. The apartment comprises an Entrance Hall, Lounge with Balcony, 2 Double Bedrooms (No.1 with further Balcony and En-suite with separate fitted Dressing Area), Fitted Kitchen, Fitted Utility Room and a Family Bathroom. Outside there is a garage with electric door.

Council Tax Band: E

Tenure: Leasehold

Service Charge: £1,712 PA



First Floor

Entrance Hall

Radiator, three wall light points, coving to ceiling, door to:

Lounge 5.50m (18'1") x 3.64m (11'11")

Two double glazed windows to side, double glazed window to front, radiator, telephone point, TV point, four wall light points, entry phone, coving to ceiling, living flame effect electric fire with marble inset and hearth, glazed double doors with side panels to balcony overlooking Royal Lytham Golf Club.

Kitchen 3.43m (11'3") x 2.97m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge, freezer and dishwasher, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to side, tiled flooring, concealed wall mounted boiler.

Bedroom 1 4.95m (16'3") max into x 3.31m (10'10") max

Two built-in wardrobes, glazed double doors to balcony overlooking Royal Lytham Golf Club, radiator, door to:

En-suite Shower Room 2.25m (7'5") x 1.75m (5'9")

Fitted with three piece suite comprising shower enclosure with fitted shower, wall mounted



wash hand basin with mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point, tiled flooring.

Bedroom 2 3.37m (11'1") x 2.97m (9'9")

Double glazed window to side, radiator, TV point, coving to ceiling.

Bathroom 2.56m (8'5") x 2.25m (7'5")

Fitted with three piece suite comprising bath with hand shower attachment and mixer tap, wall mounted wash hand basin with mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point, tiled flooring, coving to ceiling.

Utility Room 3.11m (10'2") x 2.25m (7'5")

Fitted with a matching base and eye level units, stainless steel sink with single drainer and mixer tap, extractor fan, plumbing for washing machine, space for tumble dryer, built-in cupboard housing hot water cylinder.

External

Private single garage with remote controlled up-and-over door, power and lighting.

