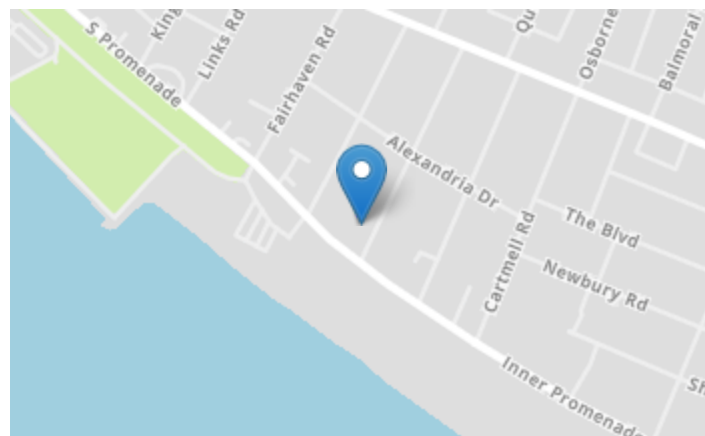
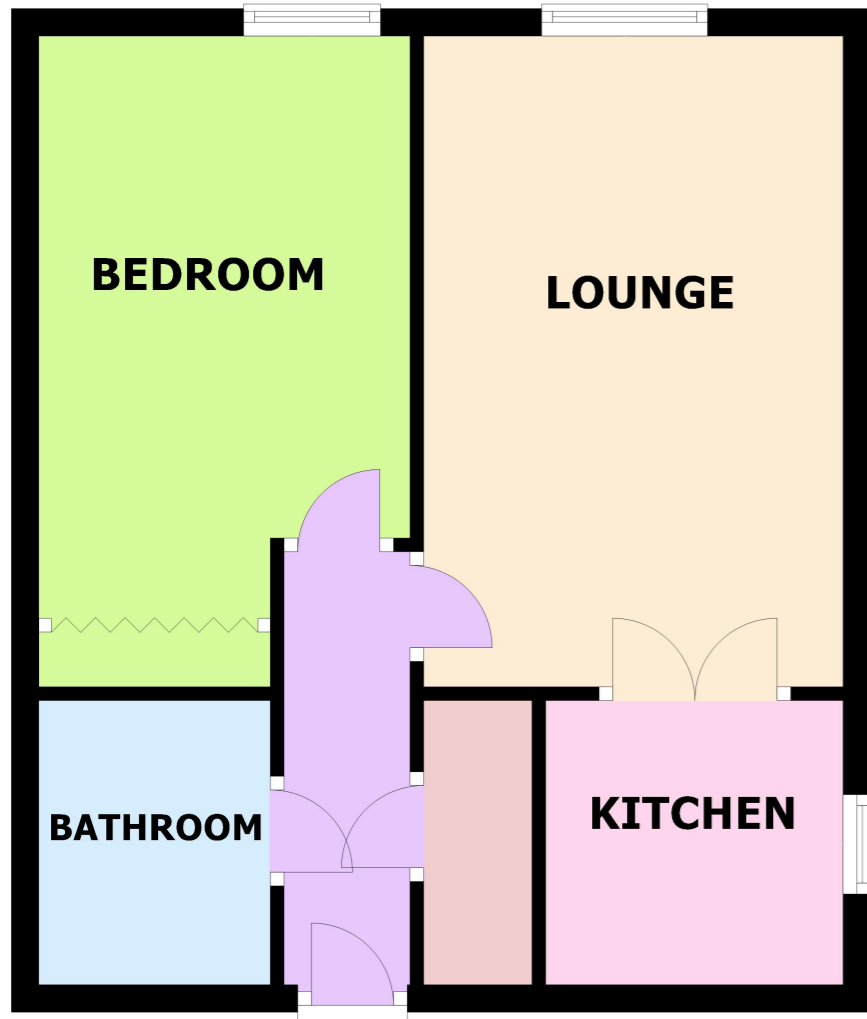


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C	80	86
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		

Most energy efficient - higher running costs

England, Wales & N.Ireland

**FIRST FLOOR**  
APPROX. 40.6 SQ. METRES (437.5 SQ. FEET)



**01253 713 695**  
21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**  
11 Park Street, Lytham FY8 5LU

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**Flat 10 Lystra Court, 103-107 South Promenade,  
Lytham St Annes, Lancashire, FY8 1NP**



- First Floor Retirement Apartment
- Chain Free
- Double Bedroom
- Reception & Kitchen
- Viewing Highly Recommended

**£75,000**

Leasehold  
Energy Efficiency Rating: C



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(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.





## **Flat 10 Lystra Court, 103-107 South Promenade,**

**Lytham St Annes, Lancashire, FY8 1NP**

**£75,000**

This chain free first floor retirement apartment is located in a popular sea front development. The accommodation comprises a lounge, a fitted kitchen, a double bedroom and a bathroom.

Council Tax: Band C

Tenure: Leasehold

Service Charge: Approx £1,800 pa



## **First Floor**

### **Entrance Hall**

Intercom, door to storage cupboard, door to:

### **Lounge**

4.75m (15'7") x 3.06m (10'1")

Double glazed window to rear, electric storage heater, TV point, coving to ceiling with warden alarm pull, fireplace, double doors to:

### **Kitchen**

2.17m (7'2") x 2.07m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge and freezer, built-in oven, built-in hob with extractor hood over, obscure double glazed window to side, coving to ceiling with electric fan heater tiled splashbacks.

### **Bedroom**

4.75m (15'7") max x 2.71m (8'11")

Double glazed window to rear, electric storage heater, coving to ceiling, warden

alarm pull, built-in wardrobe with mirrored folding doors.

### **Bathroom**

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, vanity wash hand basin with storage under and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point and light.

### **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