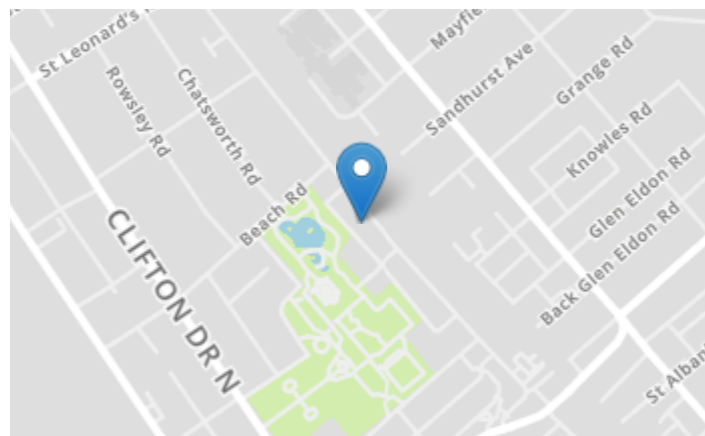
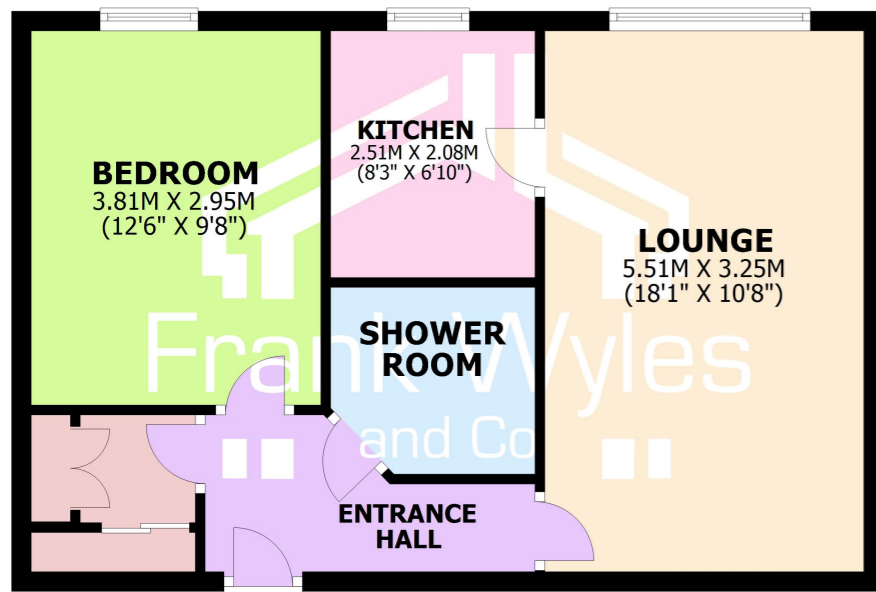


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	82	86
(82 to 91)	B		
(81 to 91)	C		
(75 to 80)	D		
(69 to 74)	E		
(63 to 68)	F		
(57 to 62)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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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Flat 35 St Andrews Court,

St Andrews Road North, Lytham St Annes, Lancashire, FY8 2AL



- Second Floor Retirement Apartment
- Close to the Town Centre & Ashton Gardens
- 1 Reception
- Fitted Kitchen
- Double Bedroom with Built-in Wardrobes
- Shower Room

£59,500

Leasehold
Energy Efficiency Rating: B



Flat 35 St Andrews Court,

St Andrews Road North, Lytham St Annes, Lancashire, FY8 2AL

£59,500

This well presented, chain free, second floor retirement apartment is conveniently located within walking distance of the town centre, sea front and Ashton Gardens. The accommodation comprises a lounge, a fitted kitchen, a bedroom with fitted wardrobes and a shower room.

Second Floor

Entrance Hall

Coving to ceiling, walk-in storage cupboard with built-in units, door to:

Lounge

5.51m (18'1") x 3.25m (10'8")

Double glazed window to rear, electric storage heater, TV point, two wall light points, coving to ceiling, warden alarm pull, door to:

Kitchen

2.51m (8'3") x 2.08m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

Bedroom

3.81m (12'6") x 2.95m (9'8")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, TV point, coving to ceiling.

Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric shower, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, electric fan heater, extractor fan, shaver point, warden alarm pull.

