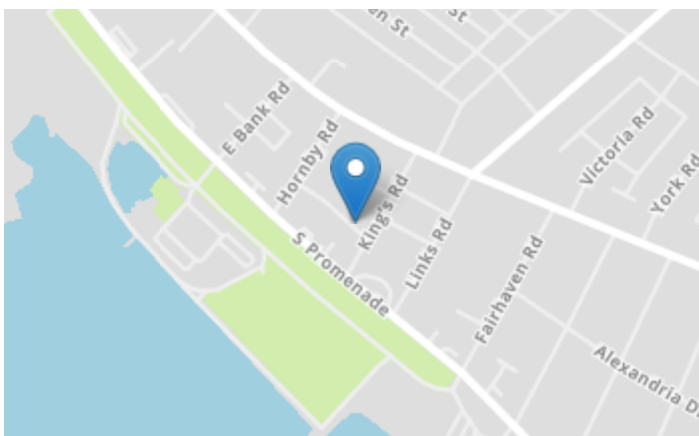
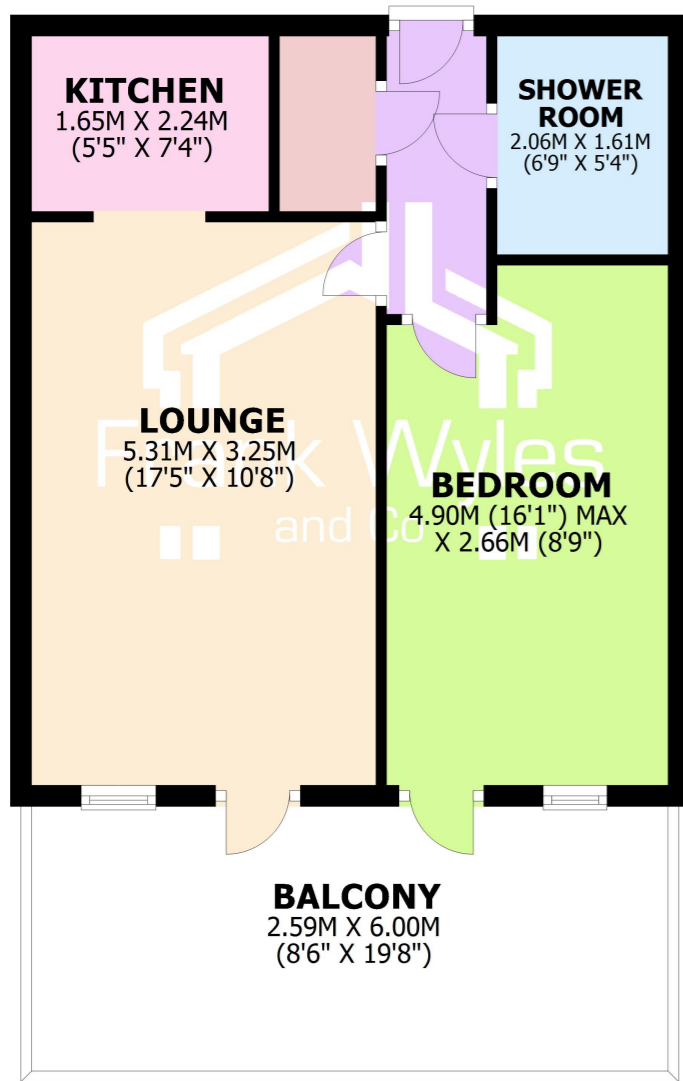




FIRST FLOOR

APPROX. 42.4 SQ. METRES (456.2 SQ. FEET)



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21 Orchard Road, St. Annes FY8 1RY

01253 731 222
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**Flat 27, Poplar Court Kings Road,
LYTHAM ST ANNES, Lancashire, FY8 1NZ**



- First Floor Retirement Apartment
- Large Balcony With Sea Views
- 1 Reception Room & Fitted Kitchen
- Double Bedroom
- Modern Shower Room

£135,000

Energy Efficiency Rating:



Flat 27, Poplar Court Kings Road,

LYTHAM ST ANNES, Lancashire, FY8 1NZ

£135,000

This well presented first floor retirement is in a prime position with sea views from the large balcony. The accommodation comprises a reception room, a fitted kitchen, a double bedroom and a shower room.

First Floor

Entrance Hall

Intercom, coving to ceiling, door to storage cupboard, door to:

Lounge

5.31m (17'5") x 3.25m (10'8")

Double glazed window to front, TV point, three wall light points, coving to ceiling, door to balcony, open access to:

Kitchen

2.24m (7'4") x 1.65m (5'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, extractor fan, under-unit lights, integrated fridge, built-in oven, built-in hob with pull out extractor hood over, coving to ceiling.

Bedroom

4.90m (16'1") max x 2.66m (8'9")

Double glazed window to front, fitted bedroom suite with a range of wardrobes, coving to ceiling with warden alarm pull, door to:

Balcony

6.00m (19'8") x 2.59m (8'6")

Sea views.

Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls,

heated towel rail, extractor fan, shaver point and shaver light, tiled flooring.

Communal Facilities

Resident's lounge and laundry room.

