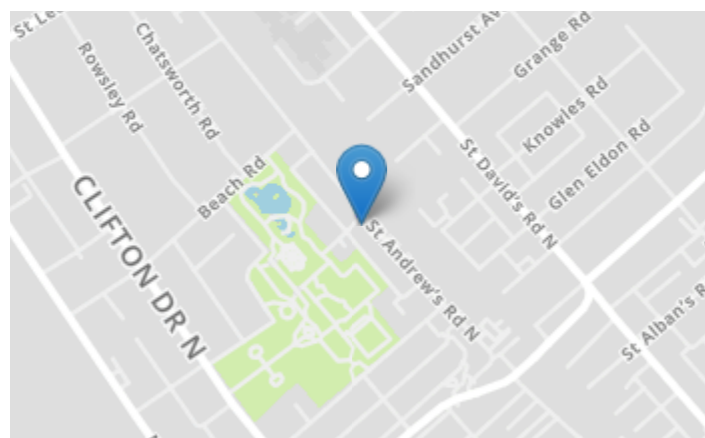
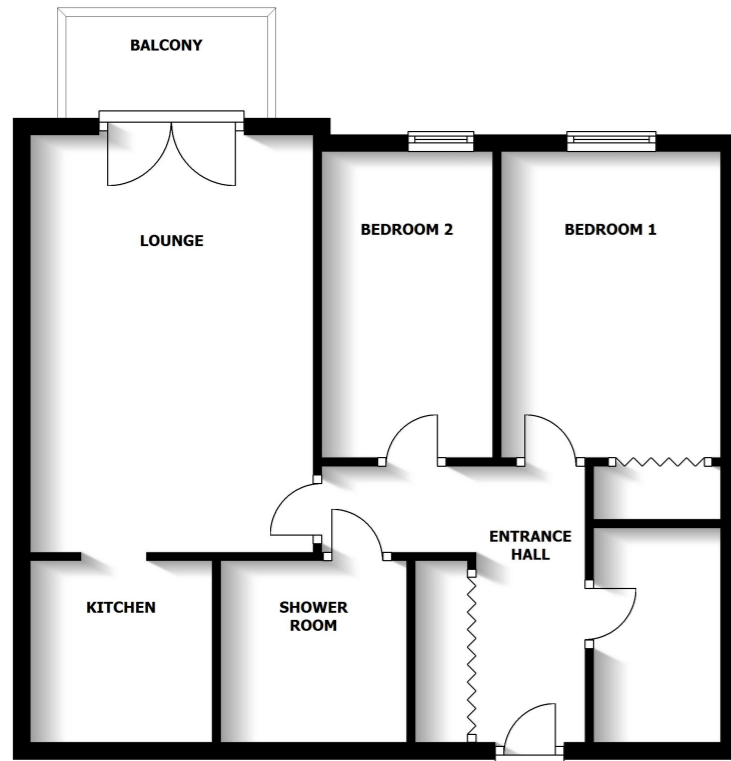


GROUND FLOOR
APPROX. 56.0 SQ. METRES (603.0 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com

www.frankwyles.com



[facebook.com/frankwyles](https://www.facebook.com/frankwyles)



[@frankwyles](https://twitter.com/frankwyles)



See all our properties at

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(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 no authority to make or give any representation or warranty whatever in relation to this property.

**Flat 103 Ashton Garden Court, St Andrews Road North,
Lytham St Annes, Lancashire, FY8 2JF**



- Ground Floor Retirement Apartment
- Overlooking Ashton Gardens
- Balcony
- 2 Bedrooms
- Chain Free
- Viewing Highly Recommended

£115,500

Leasehold
Energy Efficiency Rating: C



**Flat 103 Ashton Garden Court, St Andrews Road North,
Lytham St Annes, Lancashire, FY8 2JF**
£115,500

This Elevated Ground Floor Retirement apartment is just a very short walk from St. Annes Square with all its local amenities. This Chain Free Apartment overlooking Ashton Gardens offers generous accommodation and briefly comprises a reception, fitted kitchen, 2 bedrooms and a shower room. Newly fitted carpets, kitchen, bathroom laminates throughout. Ample storage. Early viewing is highly recommended.

Council Tax: Band C

Tenure: Leasehold (125 years TBC)

Ground Rent: £135 Per Annum

Service Charge £613 Per Quarter

Ground Floor

Entrance Hall

Video entry phone, coving to ceiling, walk-in Storage cupboard housing hot water tank, built-in storage cupboards with folding mirrored doors.

Lounge

4.86m (15'11") x 3.30m (10'10")
Electric storage heater, telephone point, TV point, two wall light points, coving to ceiling, warden alarm pull, double door to balcony with views over Ashton Gardens, open plan to:

Kitchen

2.12m (6'11") x 2.11m (6'11")
Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, under-unit lights, space for fridge/freezer, built-in oven, built-in four ring hob with pull out extractor hood over, built-in microwave, coving to ceiling.

Bedroom 1

3.57m (11'8") x 2.56m (8'5")
Double glazed window to rear, electric storage heater, telephone point, TV point, two wall light points, coving to ceiling, warden alarm pull, built-in wardrobe with mirrored folding doors.

Bedroom 2

3.57m (11'8") x 2.00m (6'7")
Double glazed window to rear, electric storage heater, wall light point, coving to ceiling, warden alarm pull.

Shower Room

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

External

Communal landscaped gardens with a variety of plants, shrubs and trees.

