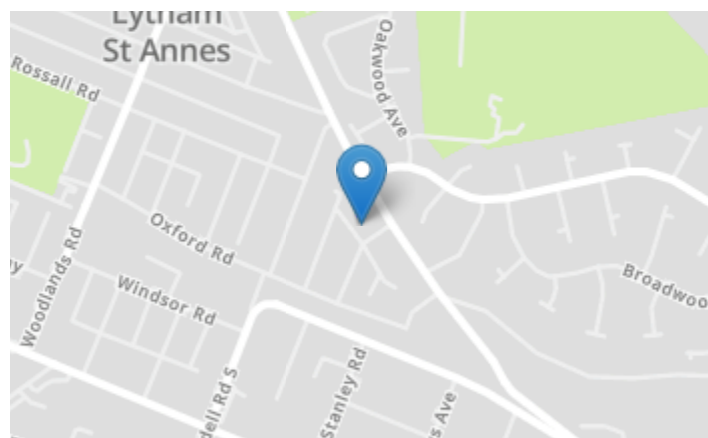
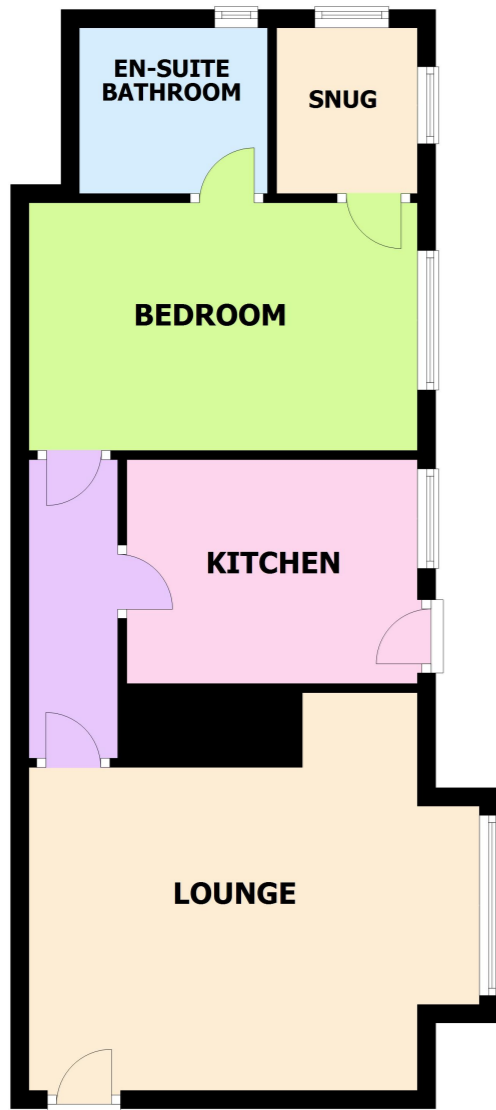


Environmental Impact (CO ₂) Rating	
Current	Desired
102 to 105	A
91 to 97	B
80 to 87	C
69 to 76	D
58 to 64	E
47 to 53	F
36 to 42	G

Energy Efficiency Rating	
Current	Desired
102 to 105	A
91 to 97	B
80 to 87	C
69 to 76	D
58 to 64	E
47 to 53	F
36 to 42	G



GROUND FLOOR
APPROX. 47.9 SQ. METRES (516.1 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



**Flat 1, 27 Blackpool Road,
Lytham, FY8 4EH**

- Mews Style Garden Apartment With Two Entrances
- Large Reception Room & Modern Kitchen
- Double Bedroom, New En Suite Shower Room & Snug
- Communal Garden & Parking Space To Rear
- Available With No Onward Chain



£137,500

Leasehold
Energy Efficiency Rating: C



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



Flat 1, 27 Blackpool Road,

Lytham, Lancashire, FY8 4EH

£137,500

Well Presented Mews Style Garden Apartment Located To The Rear Of A Character Converted House Located Within Easy Reach of Lytham & Ansdell's Shops & Transport Links. The Property Has a Large Reception Room, Modern Fitted Kitchen, Double Bedroom, Snug and Modern Shower Room And Benefits From Both A Communal Entrance & Private Entrance (Via Kitchen) Plus Gas Central Heating And Double Glazing. There Is Also An Attractive Communal Garden And Parking To Rear. Available With No Onward Chain. Early Viewing Is Highly Recommended.

Council Tax: Band A

Tenure: Leasehold

Service Charge: £60 per month



Communal Entrance

Secure outer door leading to communal hall way.

Ground Floor- Apartment 1

Hallway

Radiator, and picture rail. Door to:

Lounge

4.88m (16') max x 4.07m (13'4") max

Double glazed window to side, two radiators, TV point, and coving to ceiling. Door to:

Kitchen

3.18m (10'5") x 2.45m (8')

Double glazed window to side. Fitted with a matching range of base and eye level units incorporating a stainless steel sink with single drainer and mixer tap. Plumbing for washing machine, space for fridge/freezer, built-in oven and four ring gas hob with extractor hood over. Radiator. Double glazed door with steps leading down to communal garden. Door to:

Bedroom

4.25m (13'11") x 2.71m (8'11")

Double glazed window to side. Door to:

En-Suite Shower Room

Double glazed window to rear. Newly fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, and WC. Heated towel rail, and shaver point and light.

Snug

1.81m (5'11") x 1.54m (5'1")

Accessed via door leading from bedroom. Double glazed window to rear and double glazed window to side. Wall mounted electric heater.

External

Attractive communal gardens outside the apartment. Mainly laid to lawn. Parking space to the rear.

