



**01253 713 695**  
**21 Orchard Road, St. Annes FY8 1RY**  
**01253 731 222**  
**11 Park Street, Lytham FY8 5LU**

[sales@frankwyles.com](mailto:sales@frankwyles.com)  
[www.frankwyles.com](http://www.frankwyles.com)

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## 209 Scholars Court Kings Road, FY8 1QA

- First Floor Purpose Built Apartment
- Chain Free
- Balcony
- Close to the Town Centre & Sea Front
- Lift To All Floors
- Double Bedroom
- EPC Rating B



**£125,000**

Leasehold  
 Energy Efficiency Rating:



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## 209 Scholars Court Kings Road,

Lytham St Annes, FY8 1QA

**£125,000**

This is a well presented first floor apartment located just a stones throw from the sea front and within walking distance of the town centre and within walking distance of the town centre. The accommodation comprises a large reception room with a balcony, a fitted kitchen, a double bedroom and a bathroom. There is an allocated parking space in the garage.

Council Tax: Band B

Tenure: Leasehold (Ground Rent: £65 pa)

Management Charges - £81.46 per month (includes buildings insurance, site services and cleaning, maintenance of communal garage and gardens)



## First Floor

### Entrance Hall

Door to storage cupboard housing hot water cylinder, door to:

### Lounge

7.73m (25'4") x 3.29m (10'9")

Two electric storage heaters, telephone point, TV point, two wall light points, coving to ceiling, double door to balcony, door to:

### Kitchen

3.53m (11'7") x 2.42m (7'11")

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, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with pull out extractor hood over, double glazed window to rear with electric fan heater.

### Bedroom

5.43m (17'10") max x 3.06m (10')

Double glazed window to rear, electric storage heater, telephone point, TV point.

### Bathroom

Fitted with three piece suite comprising bath with shower attachment, mixer tap and glass screen, inset with storage under and mixer tap and WC, part tiled walls, heated towel rail, electric fan heater, extractor fan, shaver point.

### External

Beautifully kept communal gardens and parking space in the garage. There is also visitors parking.

