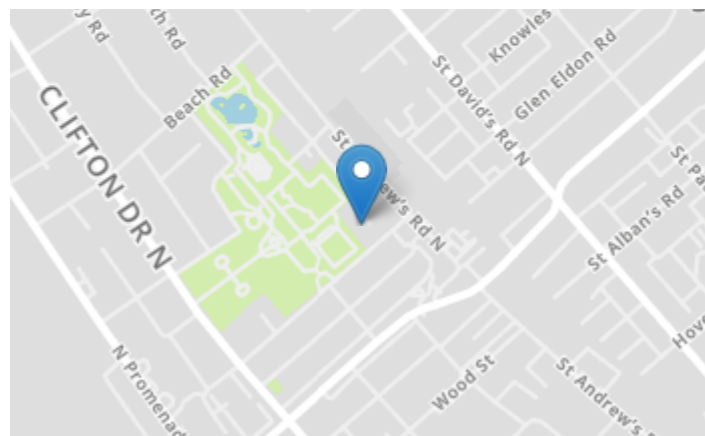
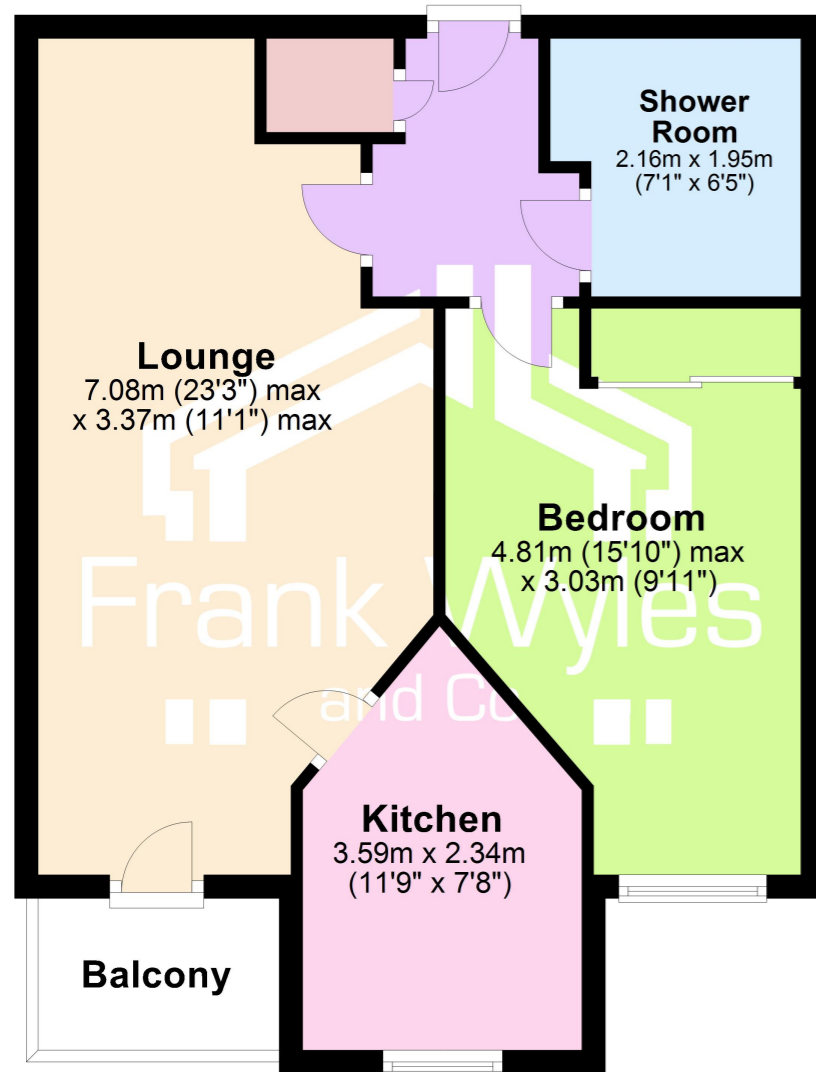


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Second Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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39 Ashton View,

Lytham St Annes, Lancashire, FY8 2AW

- Second Floor Retirement Apartment
- Adjacent To Ashton Gardens & Town Centre
- Lounge with a Balcony
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Lift To All Floors
- No Onward Chain



£115,000

Leasehold
Energy Efficiency Rating: B



39 Ashton View, Lytham St Annes, Lancashire, FY8 2AW £115,000

This second floor retirement apartment is in a popular development in the heart of St. Annes adjacent to Ashton Gardens. The accommodation comprises a spacious reception room leading to a balcony, a fitted kitchen, a bedroom and a shower room.

Council Tax: Band C

Tenure: Leasehold Ground Rent: £110 pa

Service Charge: £1,760 pa



Communal Entrance

Secure front door with entry phone system, access to the communal lounge, lift to all floors.

Second Floor

Entrance Hall

Coving to ceiling, door to storage cupboard, door to:

Lounge

7.08m (23'3") max x 3.37m (11'1") max

Two electric storage heaters, TV point, coving to ceiling, door to balcony, door to:

Kitchen

3.59m (11'9") x 2.34m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge and freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to front.

Bedroom

4.81m (15'10") max x 3.03m (9'11")

Double glazed window to front, built-in double wardrobe with mirrored sliding doors, TV point, coving to ceiling.

Shower Room

2.16m (7'1") x 1.95m (6'5")

Fitted with three piece suite comprising shower area with fitted shower and glass screen, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point.

Communal Facilities

The Ashton View development has a communal lounge and laundry room for residents use, there is a guest room for visitors to stay over and regular activities take place.

