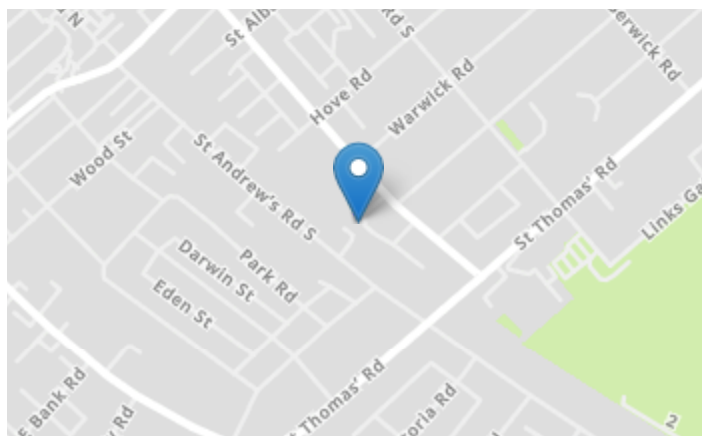
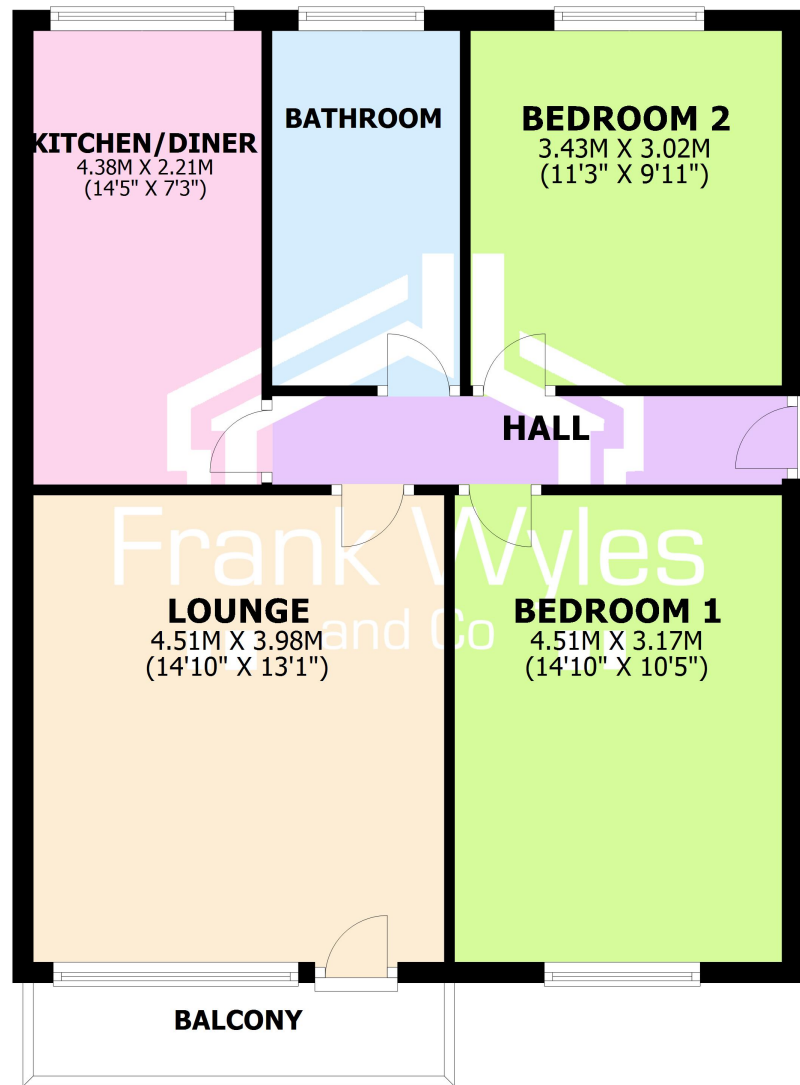


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Most energy efficient - higher running costs		76	58

England, Wales & N.Ireland

SECOND FLOOR

APPROX. 65.2 SQ. METRES (701.6 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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6 Eaton Court 62 St Davids Road South ,
 LYTHAM ST ANNES, Lancashire, FY8 1TQ



- Second Floor Apartment
- Just a short stroll to The Square & Sea Front
- Reception With Balcony
- Kitchen / Diner
- 2 Double Bedrooms
- Viewing Highly Recommended

£115,000

Leasehold
 Energy Efficiency Rating: D



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 (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 any authority to make or give any representation or warranty whatever in relation to this property.



6 Eaton Court 62 St Davids Road South ,

LYTHAM ST ANNES, Lancashire, FY8 1TQ

£115,000

This Deceptively Spacious 2nd Floor Apartment is in a great location, being just a short walk from the square, the Sea Front & Transport links. The large reception leads to a private balcony. The rest of the accommodation comprises a kitchen diner, 2 double bedrooms, family bathroom. There is a garage to the rear. Early Viewing is Highly Recommended!

Tenure: Leasehold

Council Tax: Band B

Service Charge: £140 per month



Communal Entrance

Secure UPVC Double Glazed door with entry phone system, stairs to:

Second Floor

ENTRANCE HALL

Glazed door from communal hallway, answerphone point, ceiling light, radiator, doors to:

LOUNGE 4.51m (14'10") x 3.98m (13'1")maximum

UPVC glazed door and panoramic window to front facing balcony, fireplace and hearth with electric fire, television point, telephone point, coved features, ceiling light, radiator.

FITTED DINING KITCHEN 4.38m (14'5") x 2.21m (7'3")

Fitted base and eye level units with worktop space and sink unit, space for cooker, space for fridge/freezer, plumbed for washing machine, upvc double glazed window to rear aspect, part tiled walls, striplight, television point.

BEDROOM No. 1 4.51m (14'10") x 3.17m (10'5")

upvc double glazed window to front aspect, radiator, ceiling light, telephone point.

BEDROOM No. 2 3.43m (11'3") x 3.02m (9'11")

upvc double glazed window to rear aspect, radiator, ceiling light.

BATHROOM (11' 2") x (5' 11") maximum Suite comprising bath with shower over, glass shower screen, pedestal washbasin and WC, obscure upvc double glazed window to rear elevation, ceiling light, radiator, part tiled walls, shaver point, airing cupboard with condenser combination boiler.

External

Garage

Single garage with up and over door

