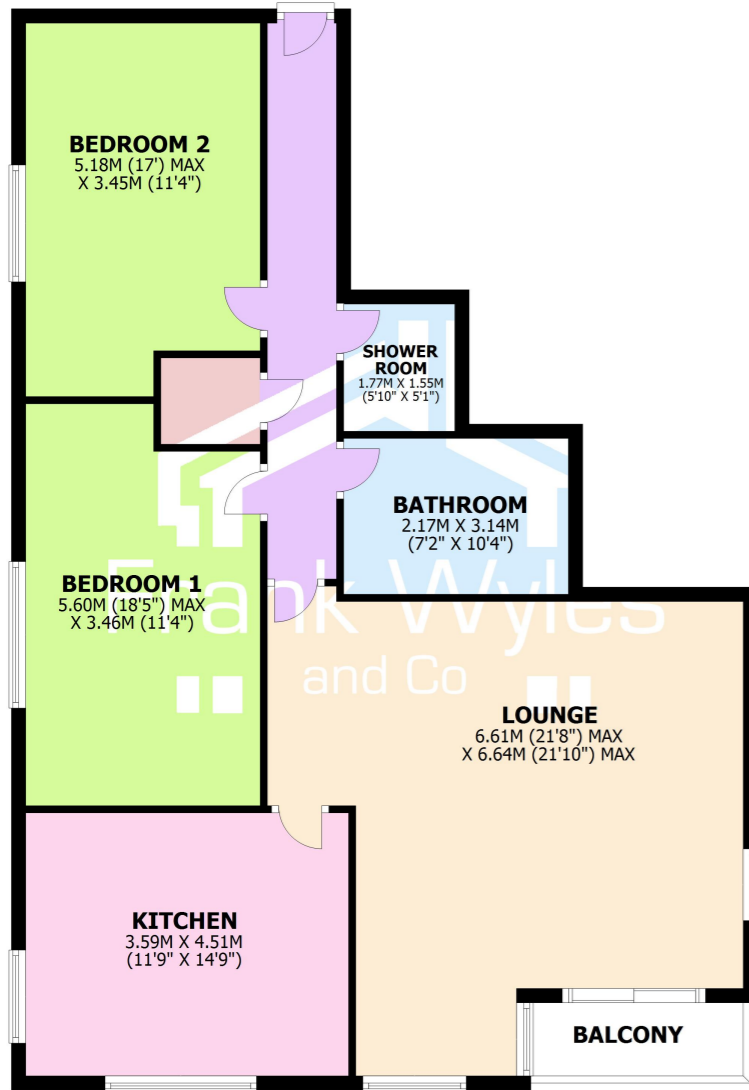


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E	45	57
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

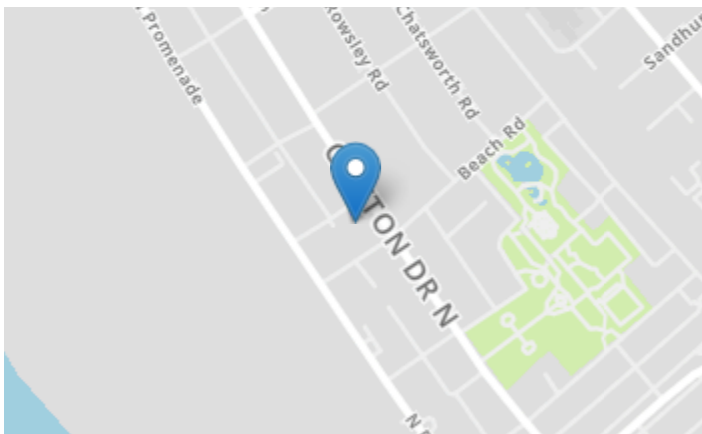


**FIRST FLOOR**

APPROX. 107.8 SQ. METRES (1160.4 SQ. FEET)



TOTAL AREA: APPROX. 107.8 SQ. METRES (1160.4 SQ. FEET)



**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) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)  
[www.frankwyles.com](http://www.frankwyles.com)  
[facebook.com/frankwyles](https://www.facebook.com/frankwyles) [@frankwyles](https://twitter.com/frankwyles)

**Royal Beach Court, Flat 12a North Promenade,  
 Lytham St Annes, Lancashire, FY8 2LT**



- Chain Free First Floor Apartment
- Sea Views From the Private Balcony
- 2 Bedrooms & 2 Bathrooms
- Large Reception
- Lift To All Floors
- Early Viewing Highly Recommended
- Some Modernisation Required



**£219,950**

Leasehold  
 Energy Efficiency Rating: E

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



## Royal Beach Court, Flat 12a North Promenade,

Lytham St Annes, Lancashire, FY8 2LT

**£219,950**

This spacious first floor apartment occupies a prime position with sea views and within easy reach of the town centre. The accommodation comprises a large reception room with a balcony, a fitted kitchen, two double bedrooms, a bathroom and a shower room. There is an allocated parking space within the communal garage. Some Modernisation required throughout, including the bathrooms. Serious offers invited!

Council Tax: Band E

Tenure: Leasehold

Service Charge: £1,920 pa



## First Floor

### Entrance Hall

Entry phone, coving to ceiling, door to storage cupboard, door to:

### Lounge

6.64m (21'10") max x 6.61m (21'8") max  
Double glazed window to front, two double glazed windows to side, telephone point, TV point, three wall light points, coving to ceiling, living flame effect electric fire with marble inset and hearth, patio door to balcony with sea views, glazed door to:

### Kitchen

4.51m (14'9") x 3.59m (11'9")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in double oven, built-in hob, double glazed window to front, double glazed window to side, full height tiling, coving to ceiling.

### Bedroom 1

5.60m (18'5") max x 3.46m (11'4")  
Double glazed window to side, fitted bedroom suite with a range of wardrobes, TV point, coving to ceiling.



### Bedroom 2

5.18m (17') max x 3.45m (11'4")  
Double glazed window to side, fitted bedroom suite with a range of wardrobes, coving to ceiling.

### Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, full height tiling to all walls, extractor fan, coving to ceiling, built-in airing cupboard housing, hot water tank.

### Shower Room

Fitted with three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin, and WC, full height tiling to all walls, extractor fan, built-in cupboard with fuse box and electricity meter.

### External

Allocated parking space within communal garage.

