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Flat 51 Poplar Court, Kings Road, Lytham St Annes, Lancashire, FY8 1NZ



- Second Floor Retirement Apartment
- Balcony With Sea Views
- 2 Bedrooms
- 2 Bathrooms
- Viewing Essential
- EPC Rating C

£99,950

Leasehold
 Energy Efficiency Rating:



Flat 51 Poplar Court, Kings Road,

Lytham St Annes, Lancashire, FY8 1NZ

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This chain free second floor retirement apartment is in a prime location close to the town centre and with sea views from the balcony. The accommodation comprises a lounge, kitchen, two bedrooms, an en-suite and a bathroom.

Council Tax Band: D

Service Charge: Approx £3000 pa

Tenure: Leasehold 125 years (Approx: 95 Years Remaining) Ground Rent:£527.06 pa

Second Floor

Entrance Hall

Storage cupboard housing hot water tank, door to:

Lounge

6.83m (22'5") x 3.52m (11'7") max

Double glazed window to front, electric storage heater, TV point, two wall light points, coving to ceiling, warden alarm pull, opening to:

Kitchen

2.64m (8'8") x 1.81m (5'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge/freezer, electric point for cooker with extractor hood over, double glazed window to side, coving to ceiling.

Bedroom 1

4.59m (15'1") x 2.55m (8'4")

Fitted bedroom suite with a range of wardrobes, electric storage heater, two wall light points, coving to ceiling, warden alarm pull, door with glazed side panel to balcony, opening to:

En-suite Shower Room

Fitted with three piece suite comprising shower area with fitted electric shower, vanity wash hand basin with storage under, and WC, heated towel rail, electric fan heater, extractor fan full height tiling to all walls, coving to ceiling, warden alarm pull.

Bedroom 2

4.59m (15'1") max x 2.53m (8'4")

Fitted bedroom suite with a range of wardrobes, electric storage heater, wall light point, coving to ceiling, warden alarm pull, door with glazed side panel to balcony.

Bathroom

Fitted with three piece suite comprising panelled bath with separate electric shower over, vanity wash hand basin with storage under and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point.

