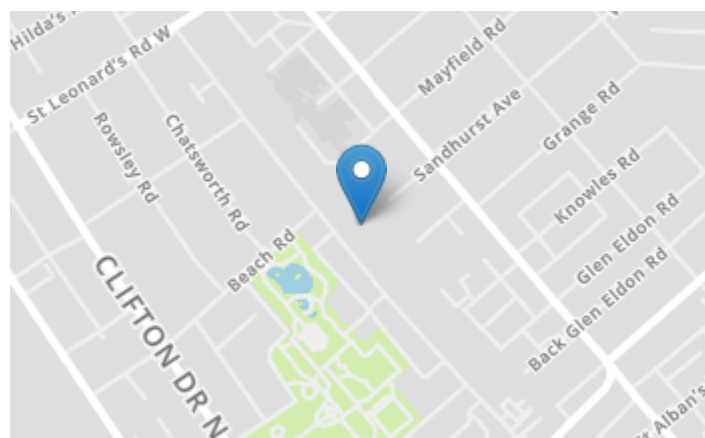
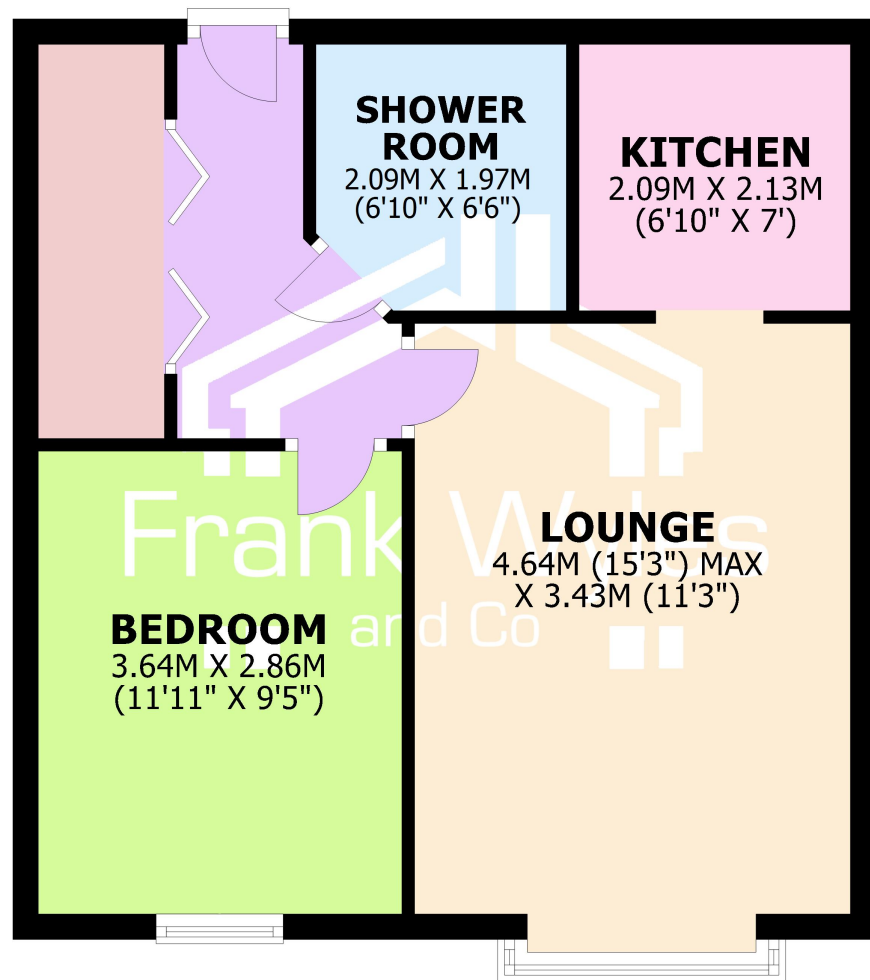


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C	72	77
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

## GROUND FLOOR



**01253 713 695**

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**01253 731 222**

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**St Andrews Court, Flat 4 St Andrews Road North,  
 Lytham St Annes, Lancashire, FY8 2AL**



- Ground Floor Retirement Apartment
- Short Walk from the Square
- Modern Fitted Kitchen
- Reception
- Double Bedroom

**£70,000**

Leasehold  
 Energy Efficiency Rating: C





**St Andrews Court, Flat 4 St Andrews Road North,  
Lytham St Annes, Lancashire, FY8 2AL  
£70,000**

CHAIN FREE Ground Floor Retirement apartment presented to the highest standard, just a short walk from the square. Reception, modern fitted kitchen, double bedroom, new shower room, electric heating, DG windows.

Council Tax: Band A

Tenure: Leasehold (Ground Rent: £135 pa)

Service Charge: £2,344 pa

## Ground Floor

### Entrance Hall

Entry phone, coving to ceiling, mirrored folding door to storage cupboard housing hot water heater, door to:

### Lounge

4.64m (15'3") max x 3.43m (11'3")

Double glazed window to front, electric radiator, telephone point, TV point, two wall light points, coving to ceiling, living flame effect electric fire, opening to:

### Kitchen

2.13m (7') x 2.09m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless

mixer tap, under-unit lights, space for fridge/freezer, built-in oven, built-in four ring hob, tiled flooring.

### Bedroom

3.64m (11'11") x 2.86m (9'5")

Double glazed window to front, TV point, coving to ceiling.

### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan.

