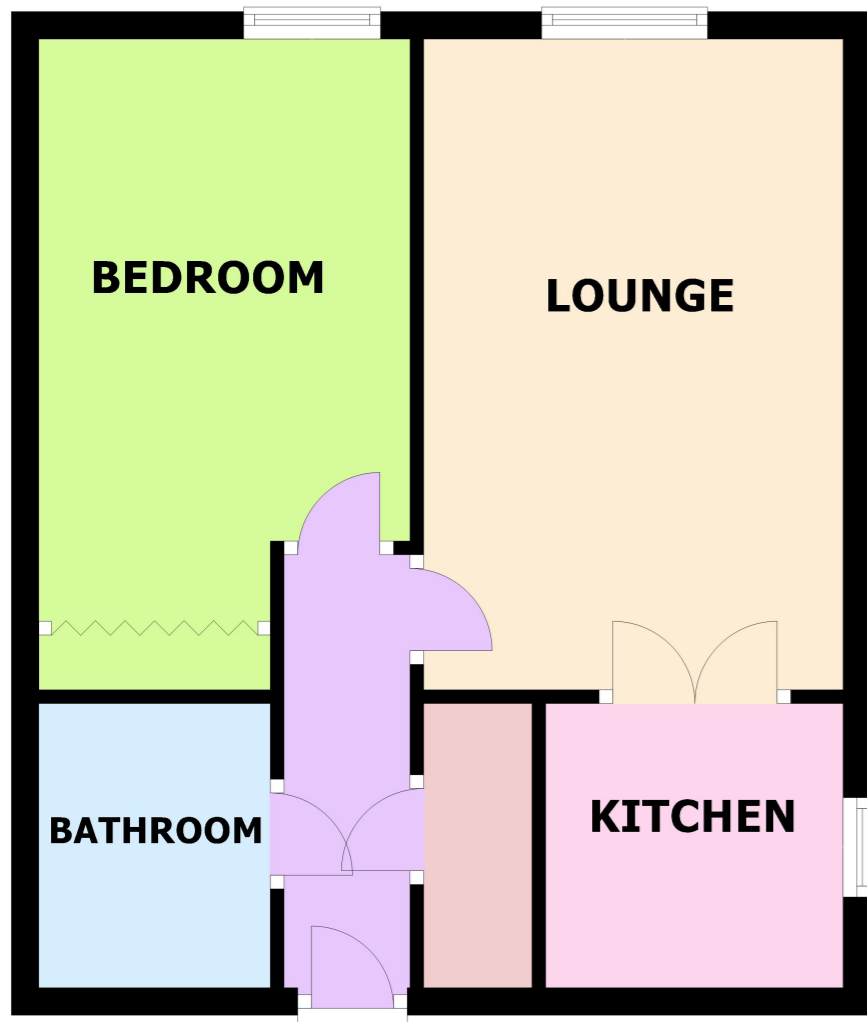


FIRST FLOOR

APPROX. 40.6 SQ. METRES (437.5 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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**Lystra Court, Flat 10, 103-107 South Promenade,
Lytham St Annes, Lancashire, FY8 1NP**

- First Floor Retirement Apartment
- Chain Free
- Double Bedroom
- Reception & Kitchen
- Viewing Highly Recommended



£75,000

Leasehold
Energy Efficiency Rating:



**Lystra Court, Flat 10, 103-107 South Promenade,
Lytham St Annes, Lancashire, FY8 1NP**

£75,000

This chain free first floor retirement apartment is located in a popular sea front development. The accommodation comprises a lounge, a fitted kitchen, a double bedroom and a bathroom.

Council Tax Band C

Tenure: Leasehold

Service Charge: TBC



First Floor

Entrance Hall

Intercom, door to storage cupboard, door to:

Lounge

4.75m (15'7") x 3.06m (10'1")

Double glazed window to rear, electric storage heater, TV point, coving to ceiling with warden alarm pull, fireplace, double doors to:

Kitchen

2.17m (7'2") x 2.07m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge and freezer, built-in oven, built-in hob with extractor hood over, obscure double glazed window to side, coving to ceiling with electric fan heater tiled splashbacks.

Bedroom

4.75m (15'7") max x 2.71m (8'11")

Double glazed window to rear, electric storage heater, coving to ceiling, warden

alarm pull, built-in wardrobe with mirrored folding doors.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, 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 and light.

External

Landscaped gardens to the front, lawn, elevated beds, borders with a range of ornamental plants and shrubs. There is a private and secure inner garden, extensively lawned with a range of ornamental plants and shrubs.

Communal

Lift access to all Floors

Fully furnished residents Lounge

Communal kitchen, laundry & utility rooms

Extensive landscaped Gardens