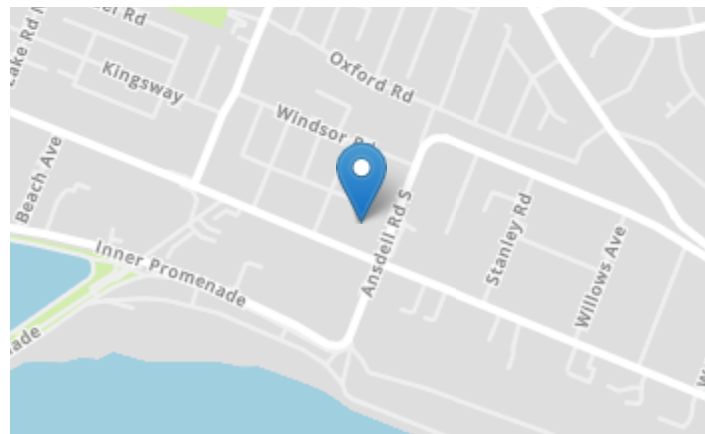
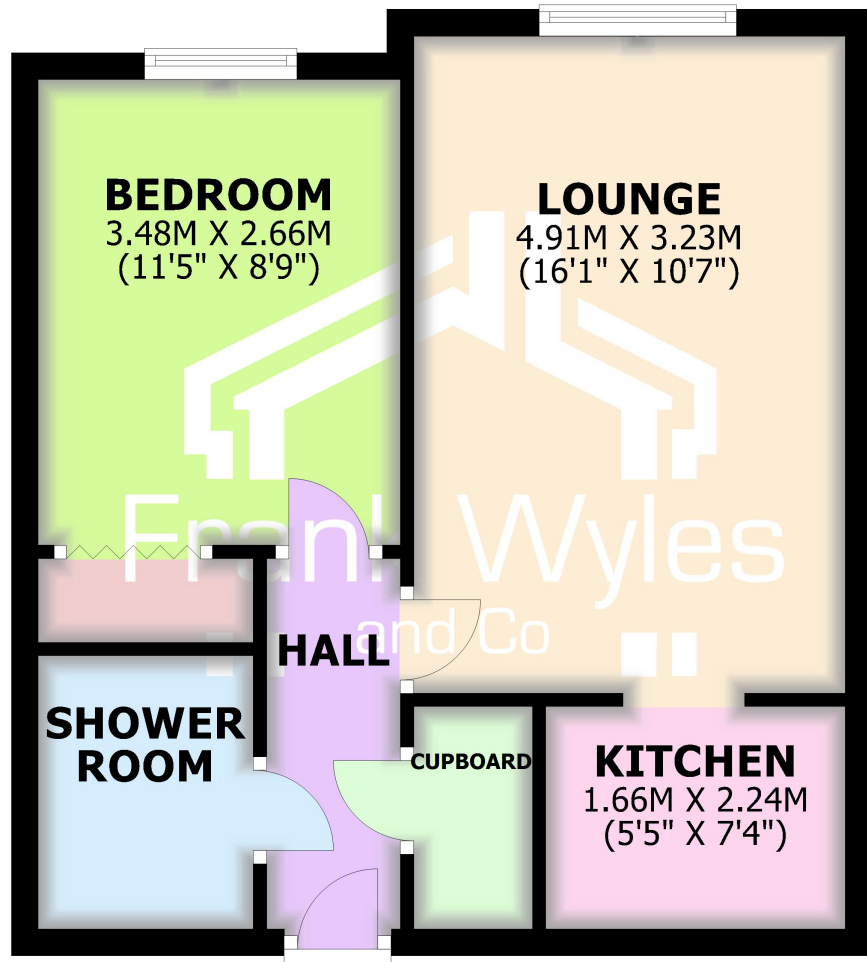


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

FIRST FLOOR

APPROX. 39.2 SQ. METRES (421.9 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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21 Homelinks House 39 Clifton Drive,
21 Homelinks House Ansdell, Lancashire, FY8 1QT



- First Floor Retirement Apartment In The Heart Of Ansdell
- Lift To All Floors
- Overlooking The Communal Gardens
- Lounge & Kitchen
- Double Bedroom & Modern Shower Room
- Short Stroll From Sea Front
- Chain Free & Requiring Some Modernisation
- Viewing Essential

£60,000

Leasehold
Energy Efficiency Rating: B



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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 no authority to make or give any representation or warranty whatever in relation to this property.



21 Homelinks House 39 Clifton Drive,

21 Homelinks House Ansdell, Lancashire, FY8 1QT

£60,000

This Chain Free Retirement Apartment is in a Very Desirable Location, Being a Short Stroll From Granny's Bay and the Shops in Ansdell. The Lounge & Bedroom Overlook The Immaculately Kept Communal Gardens. The Accommodation Briefly Comprises A Lounge, Kitchen, Double Bedroom, & Modern Shower Room. Early Viewing Is Highly Recommended.

Tenure - Leasehold. 99 years from new. Ground Rent: Approx £458 per annum

Council Tax Band - B

Management Charges - £2246 per annum



Communal Entrance
Secure entrance with entry phone system, access to large communal lounge, lift to all floors:

First Floor

Entrance Hall

Ceiling cornice, access to storage cupboard housing immersion tank, shelving and electric meter. Doors to:

Lounge

4.91m (16'1") x 3.23m (10'7")

UPVC double glazed window overlooking the immaculate communal gardens, ceiling cornice, two wall lights, storage heater, feature fireplace with wooden surround and marble hearth, telephone point, TV point, archway through to:

Kitchen

2.24m (7'4") x 1.66m (5'5")

Fitted kitchen with a matching range of base and eye level units, stainless steel sink with taps, space for fridge freezer, space for electric cooker, extractor fan, tiled walls.

Double Bedroom

3.48m (11'5") x 2.66m (8'9")

UPVC double glazed window overlooking the communal garden, ceiling cornice, electric heater, fitted bedroom suite comprising of wardrobes, further fitted cupboard.

Shower Room

Newly fitted shower room comprising a double shower enclosure with grab rails, nonslip floor and electric shower, low-level WC, sink and vanity unit with mixer tap, full tiled walls, extractor fan, ceiling cornice.

Communal Facilities

Communal Laundry Room - Communal laundry room available to all residents.

Guest Suite - A guest suite is available on the first floor which is ideal for relatives or friends (fee payable).

Outside - Externally the property is surrounded by beautifully kept communal gardens and there is also allocated parking available however there is a waiting list.

