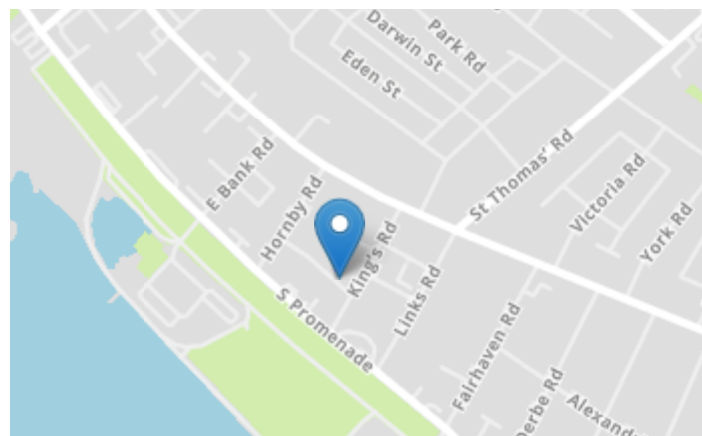
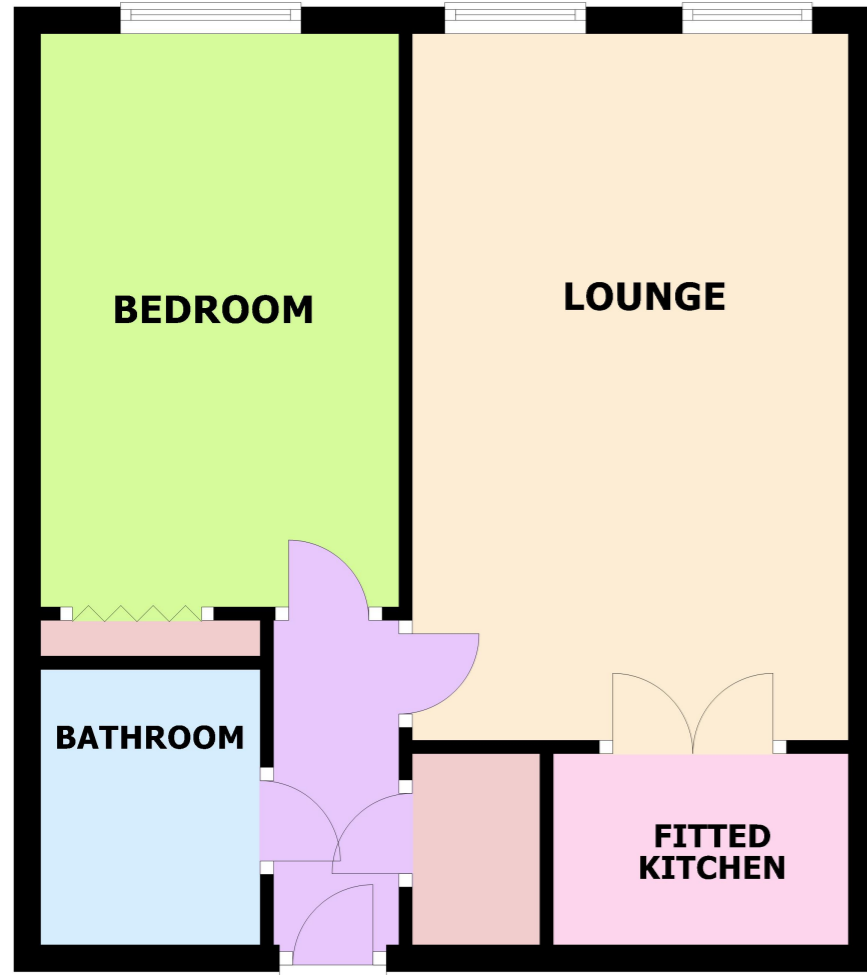


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

**THIRD FLOOR**



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**Flat 71, Poplar Court Kings Road,  
 Lytham St. Annes, Lancashire, FY8 1NZ**



- Third Floor Retirement Apartment
- No Onward Chain
- Just A Short Stroll To The Sea Front
- Double Bedroom & Bathroom
- Lift to All Floors
- Viewing Essential

**£77,000**

Leasehold  
 Energy Efficiency Rating: C



## Flat 71, Poplar Court Kings Road,

Lytham St. Annes, Lancashire, FY8 1NZ

**£77,000**

A purpose built Third Floor Retirement Apartment in a much sought after development adjacent to the sea front and within walking distance of St. Annes Square. The property comprises an Entrance Hall, Lounge, 1 Bedroom, Fitted Kitchen and Bathroom. Early Viewing Is Highly Recommended!

### Third Floor

#### Entrance Hall

Entrance door, access to ceiling space, emergency call point, ceiling light, coved features, `built in` cupboard (incl: hot water tank, fuse box, automatic door light), doors to:

#### Lounge (Reception)

(17' 4") x (10' 7") maximum

Windows to rear aspect (open views), TV/satellite/FM points, coved features, wall lights, emergency call point, telephone point, storage heater, glazed double doors to:

#### Kitchen

(7' 5") x (5' 5") maximum

Fitted with a range of base and eye level units with worktop space over and underlighting. Integrated oven, hob and extractor, space for fridge/freezer, part tiled walls, tiled floor, wall lights (track), coved features.

#### Bedroom

(13' 8") x (8' 11") maximum

Measurements do not include `recessed` fitted wardrobe units (mirrored fronts), further wardrobe and dressing units, window to rear aspect (open views), wall lights, emergency call point, storage heater, coved features.

#### Bathroom

(6' 7") x (5' 5") maximum

Suite comprising bath with shower over, washbasin

in vanity unit (incl: cupboards), WC, vanity light with shaver point, tiled walls, electric heated towel rail, electric heater, extractor unit.

### Charges

#### Charges

Council Tax : C

Ground Rent : £237.23 every 6 months

£1,155.10 every 6 months :

The Service Charge is paid to the Managing Agents and covers 24 Hour Emergency cover, the Resident House Manager, Water Rates, Building Insurance, Garden maintenance, Residents Lounge and other Communal facilities, Lift Maintenance and Window Cleaning.

