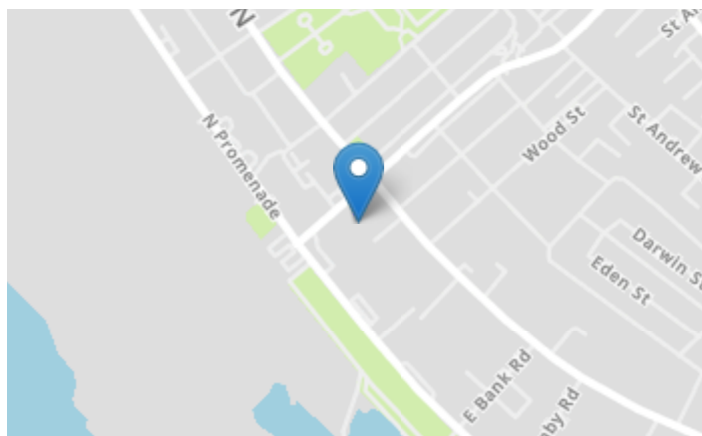
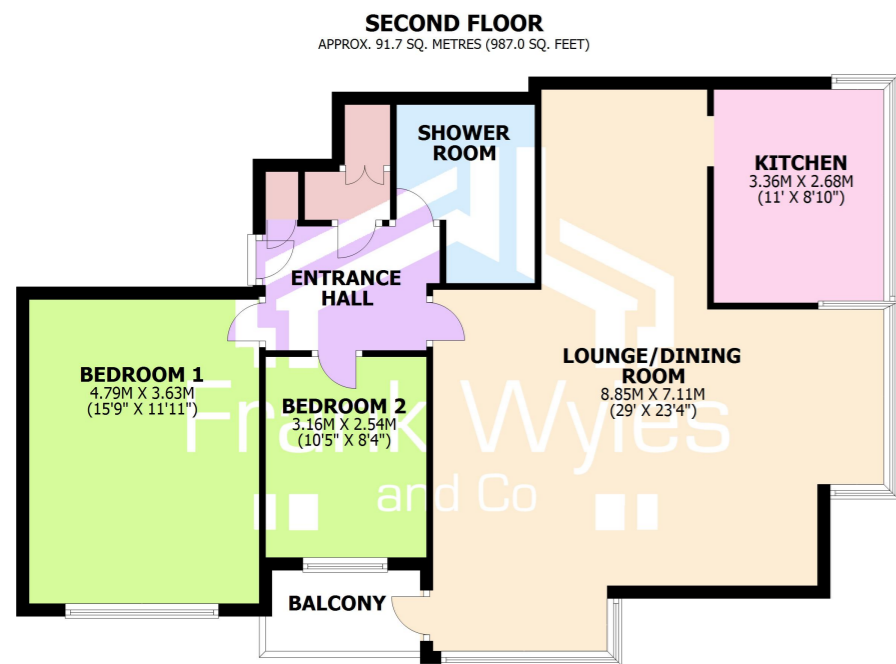


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	82	84
(82 to 91)	B		
(81 to 91)	C		
(75 to 80)	D		
(69 to 74)	E		
(63 to 68)	F		
(57 to 62)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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17 Braxfield Court, St Annes Road West,



- Second Floor Apartment
- In The Heart Of St. Annes
- Overlooking The Town Centre and Sea Front
- Large Reception
- Balcony
- 2 Bedrooms
- Lift to All Floors

£179,500

Leasehold
Energy Efficiency Rating: B



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



17 Braxfield Court, St Annes Road West, £179,500

This second floor, chain free apartment occupies a prime position overlooking the town centre and views down to the sea front. The accommodation comprises a spacious reception room with access to a balcony, a fitted kitchen, two bedrooms and a shower room. The property is set in communal gardens and has a garage.

Council Tax: Band D

Tenure: Leasehold Ground Rent: £25 pa

Service Charge: £2,545 pa TBC



Second Floor

Entrance Hall

Electric storage heater, built-in storage cupboards, door to:

Lounge / Dining Room

8.85m (29') x 7.11m (23'4")

Two double glazed bay windows with views down to the sea and over the town centre, two electric storage heaters, marble fire surround, TV point, coving to ceiling, door to balcony, doorway to:

Kitchen

3.36m (11') x 2.68m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge, freezer and dishwasher, plumbing for washing machine, built-in oven, built-in hob, built-in microwave, double glazed window with sea views.

Bedroom 1

4.79m (15'9") x 3.63m (11'11")

Double glazed window to front with

additional secondary glazing, fitted bedroom suite with a range of wardrobes, coving to ceiling.

Bedroom 2

3.16m (10'5") x 2.54m (8'4")

Double glazed window to front with additional secondary glazing.

Shower Room

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

External

Set in communal gardens. Private single garage with up-and-over door.

