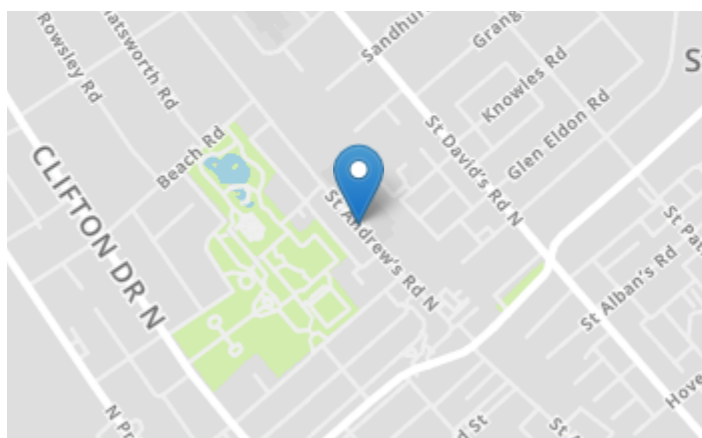
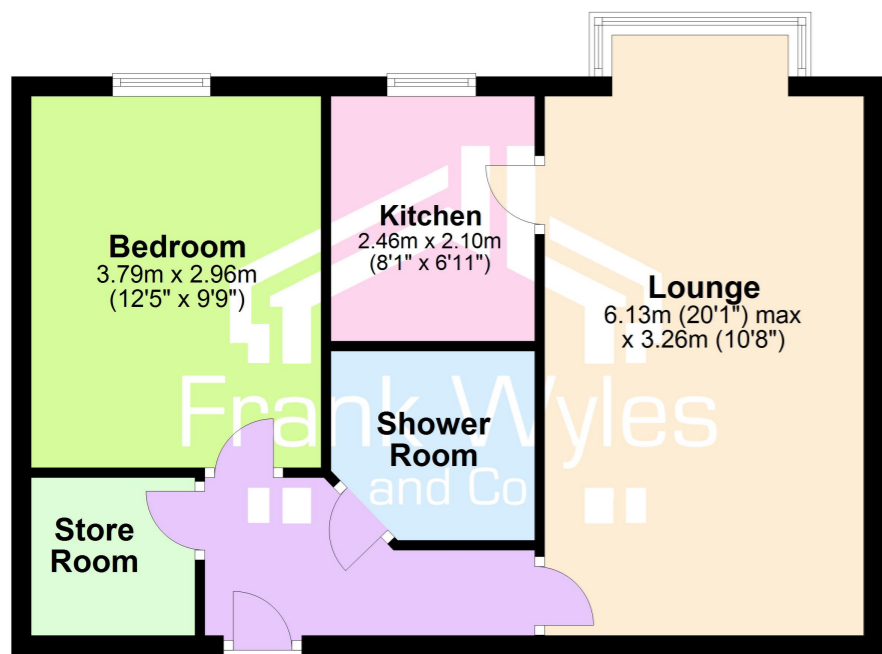


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

First Floor

Approx. 47.4 sq. metres (509.7 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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**17 St Andrews Court St Andrews Road North,
Lytham St Annes, Lancashire, FY8 2AL**



- First Floor Retirement Apartment
- Just A Short Stroll To The Square
- Overlooking Well Kept Communal Gardens
- Large Reception
- Fitted Kitchen (Window Overlooking Gardens)
- Lift to All Floors

£69,950

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 any authority to make or give any representation or warranty whatever in relation to this property.



17 St Andrews Court St Andrews Road North,

Lytham St Annes, Lancashire, FY8 2AL

£69,950

This First Floor Retirement Apartment is in a popular development and is just a very short walk to the shops and transport links in St. Annes. Overlooking the well kept communal gardens to the rear, the apartment comprises a large reception, fitted kitchen (with window overlooking the gardens), double bedroom and a shower room. There is a lift to all floors. Early viewing is highly recommended.

Council Tax: Band A

Tenure: Leasehold Ground Rent: £135 pa

Service Charge: £2,290.32 pa Building Insurance: £232.14 pa



Communal Entrance

Secure front door with entry phone system, access to the communal lounge, lift to all floors.

First Floor

Entrance Hall

Walk-in store room with fitted shelving, immersion tank, door to:

Lounge 6.13m (20'1") max x 3.26m (10'8")

Double glazed box window to rear, modern storage heater, TV point, coving to ceiling, living flame effect electric fire, door to:

Kitchen 2.46m (8'1") x 2.10m (6'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

Bedroom 3.79m (12'5") x 2.96m (9'9")

Double glazed window to rear, modern electric storage heater, TV point, coving to ceiling.

Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric shower, inset wash hand basin with storage under, and WVC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan.

