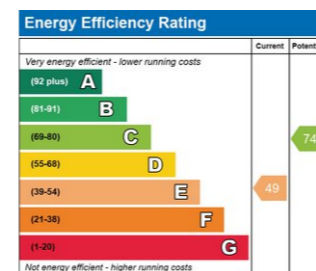
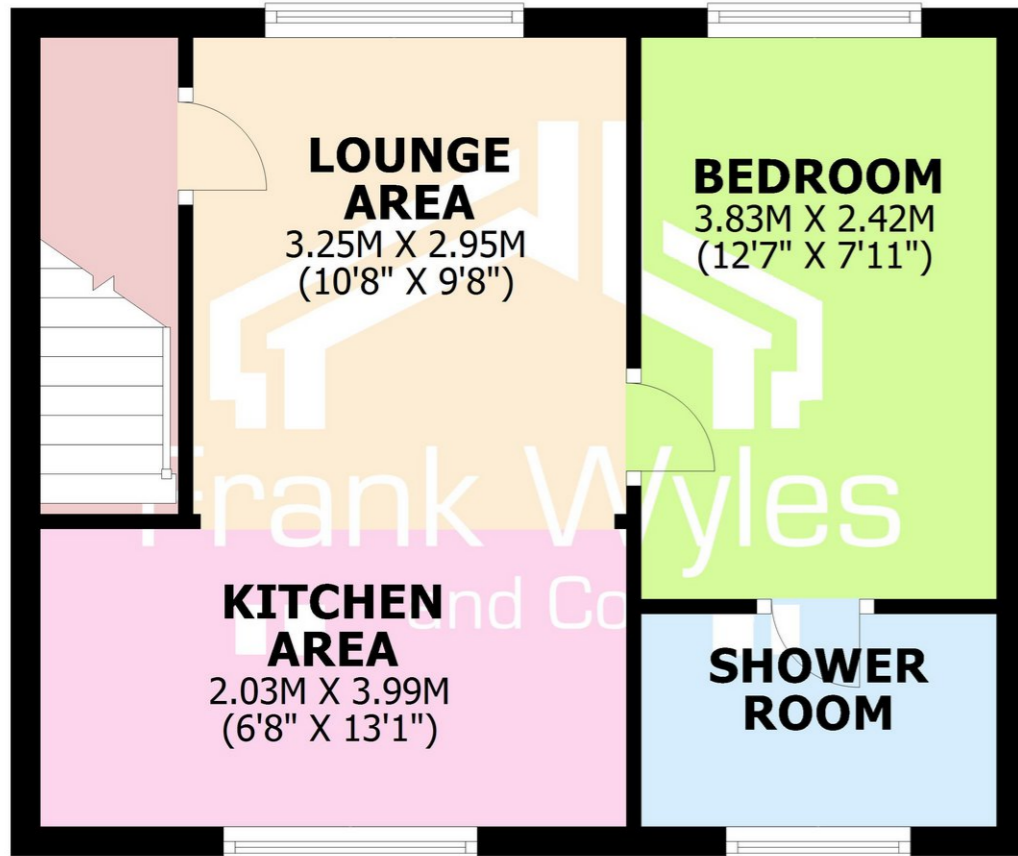




FIRST FLOOR

APPROX. 35.0 SQ. METRES (376.5 SQ. FEET)



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17 Cottam Close, Lytham St. Annes FY8 3RD

- First Floor Apartment
- Great Buy To Let Property Producing £450 pcm
- Reception Open Plan To Kitchen
- Double Bedroom & Shower Room
- Open Views To Both Aspects
- Viewing Highly Recommended

£64,950
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(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.



Private Entrance
Stairs leading to the first floor

Lounge Area 3.25m (10'8") x 2.95m (9'8")

UPVC double glazed window with open views, TV point, telephone point, electric radiator, open plan to:

Kitchen Area 3.99m (13'1") x 2.03m (6'8")

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets, integrated electric oven, for ring hob with extractor hood over, plumbing for washing machine, space for fridge freezer, storage cupboard over stairs, large UPVC double glazed window overlooking the park.

Bedroom 3.83m (12'7") x 2.42m (7'11")

UPVC double glazed window, electric panel heater.

Shower Room

Three-piece suite comprising shower enclosure with electric shower, wash hand basin with taps, low-level WC, panelled walls, obscure UPVC double glazed window.

External

Set in well-kept communal gardens, allocated parking space

This first-floor purpose-built apartment presents an excellent investment opportunity, currently yielding a monthly rental income of £450 PCM.

Accessed via a private entrance on the ground floor, the property features a spacious reception area open-plan to a fitted kitchen, a double bedroom, and a shower room.

Offering open views both at the front and rear, this property is an attractive prospect for investors. Early viewing is highly recommended to capitalize on this rental opportunity.

Tenure: Leasehold
Ground Rent: £50 pa

Council Tax: Band A
Service Charge: £600 pa

