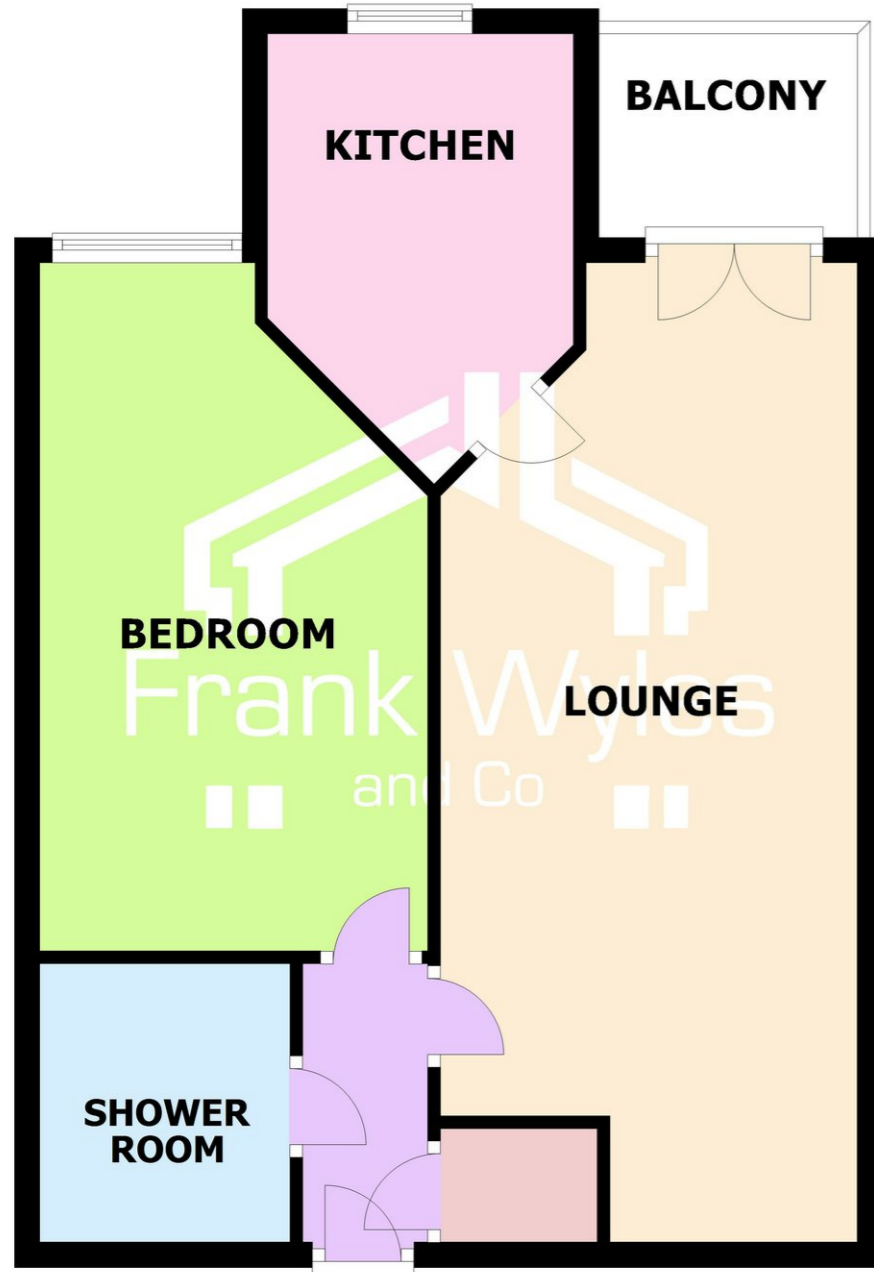


SECOND FLOOR

APPROX. 54.2 SQ. METRES (583.2 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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301 Scholars Court, Lytham St. Annes FY8 1QA

- Second Floor Purpose Built Apartment
- Well Presented Throughout
- Large Reception & Double Bedroom
- Balcony With Sea Views
- No Onward Chain
- EPC Rating B82

£149,950
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.



This purpose-built second floor apartment is ideally situated in a prime location, just a short stroll away from the seafront and various local amenities. The apartment features a spacious reception area, a well-appointed fitted kitchen, a comfortable double bedroom, and a convenient shower room.

One of the highlights of the apartment is the balcony accessible from the lounge, offering a pleasant seating area for four people and providing captivating sea views. Early viewing of this enticing property is strongly advised to fully appreciate its charm and desirable location.

Tenure: Leasehold
Ground Rent: £65 Per Annum

Council Tax: Band B
Service Charge: £1,536 Per Annum



Ground Floor The communal entrance hall of the building provides access to the residents through a secure private door equipped with an entry phone system. From the entrance hall, there is a hallway that leads to the stairs, lift, and underground parking area. This ensures convenience and security for residents.

Second Floor

Entrance Hall The entrance hall of the property features a spacious layout with a ceiling cornice, adding a touch of elegance to the space. Additionally, there is a large storage cupboard with shelving which also houses the hot water tank.

Lounge 7.73m (25'4") x 3.29m (10'9") The lounge of the property offers several attractive features, including ceiling cornice that adds a decorative touch to the room. Two wall lights provide additional lighting options, and there is a feature electric fireplace with a marble hearth, creating a focal point in the space. The lounge is equipped with a TV point and a telephone point. The UPVC double glazed patio doors lead to a balcony, allowing for natural light and providing a pleasant outdoor space for relaxation.

Balcony The balcony of the property provides a vantage point overlooking Kings Road, offering sea views of the surrounding area. It is spacious enough to accommodate seating for four people, allowing residents to enjoy the outdoors and take in the sights. The balcony serves as an ideal spot to relax, unwind, and appreciate the views.

Kitchen 3.53m (11'7") x 2.42m (7'11") The kitchen of the property features a well-designed layout with a range of base and eye-level kitchen cabinets. The countertops are complementary to the overall design, and there is a stainless steel sink with a drainer and mixer tap. The kitchen also includes plumbing for a washing machine, an integrated fan-assisted electric oven, and a four-ring Bosch electric hob with an extractor hood over it. Additionally, there is ample space available for a tumble dryer and a fridge freezer. The kitchen benefits from natural light through the UPVC double glazed window, which overlooks the front of the building.

Bedroom 5.43m (17'10") max x 3.06m (10') The bedroom is furnished with a fitted bedroom suite, including a double wardrobe, a triple wardrobe, a chest of drawers, and a dressing table. It also features an electric storage heater. The room is well-lit with a UPVC double glazed window that provides natural light and a view.

Shower Room The shower room is equipped with a tiled double shower enclosure featuring a sliding glass shower door. It includes a mixer shower with an adjustable showerhead. The wash hand basin is inset into a vanity unit with a mixer tap, and there is a low-level WC with a hidden cistern. The walls are partially tiled. The shower room also includes an electric shaver point, a heated towel rail, and an electric heater to ensure comfort and convenience.

