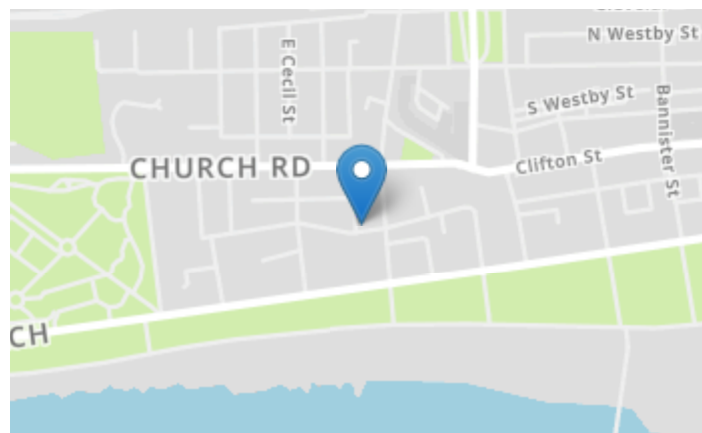
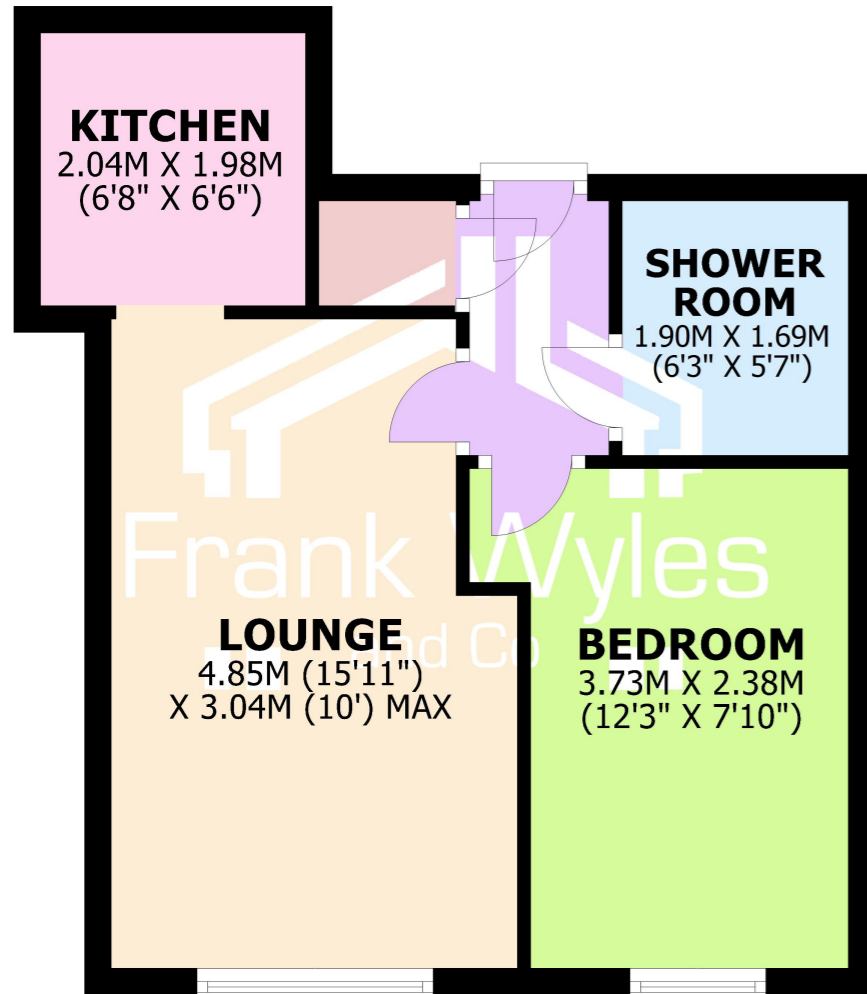


## FIRST FLOOR

APPROX. 34.5 SQ. METRES (371.5 SQ. FEET)



**01253 713 695**

21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**

11 Park Street, Lytham FY8 5LU

[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)

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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.

**27 The Homestead Henry Street,  
Lytham, FY8 5LJ**



- First Floor Retirement Apartment
- Located In The Heart Of Lytham
- Resident House Manager & Communal Lounge
- Lounge & Modern Kitchen
- Bedroom & Modern Shower Room
- Attractive Communal Gardens

Offers Over  
**£125,000**

Leasehold  
Energy Efficiency Rating:



## 27 The Homestead Henry Street,

Lytham, FY8 5LJ

**Offers Over £125,000**

Lovely First Floor Retirement Apartment For Over 55's With Resident House Manager And 24 Hour Emergency Elder Care Response System Located in the Heart of Lytham With Shops & Amenities on Your Door Step! Positioned At The Front Of The Development, The Apartment Comprises: Lounge, Modern Kitchen, Bedroom & Modern Shower Room. The Development Benefits From Having a Communal Lounge, Laundry, Guest Accommodation (Fee Payable) & Attractive Well Maintained Communal Gardens. Available With No Onward Chain.

Tenure: Leasehold (99 years from 1987)

Ground Rent: £456.84 pa. Council Tax Band: B

Service Charge: £2,607.35 to 31/3/2022

Communal Entrance  
Secure entry phone system. Communal lounge. House manager's office.  
Post boxes. Stairs and lift to all floors.

First Floor - Apartment 27

Entrance Hall  
Entry phone and emergency call centre facility. Door to storage cupboard.  
Doors leading to:

Lounge 4.85m (15'11") x 3.04m (10') max  
Double glazed window to front. TV point, three wall light points, and coving to ceiling. Opening leading to:

Kitchen 2.04m (6'8") x 1.98m (6'6")  
Fitted with a matching range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Under-unit lights. Fridge freezer, and electric cooker. Coving to ceiling. Emergency pull cord.

Bedroom 3.73m (12'3") x 2.38m (7'10")  
Double glazed window to front. Fitted double wardrobe with sliding doors. Two wall light points, and coving to ceiling. Emergency pull cord.

Shower Room  
Fitted with three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin with mixer tap, and WC. Tiled splashbacks, electric fan heater, and extractor fan.

Communal Gardens  
Attractive well maintained communal gardens with seating area.

