



**Woodlands View, Lytham St. Annes, FY8 4EF**

**Starting Bid £130,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- For Sale by Online Auction
- Purchase With or Without Tenant
- Current Rental Income £705 PCM
- Two Double Bedrooms & Two Bathrooms
- Modern Fitted Kitchen
- Convenient for an Array of Amenities
- Residents Parking
- Superb Landscaped Gardens

# Woodlands View, Lytham St. Annes

For Sale by Online Auction with a Starting Bid of £130,000. Terms & Conditions Apply. See WebbMove Auctions for all the Auction Details.

This charming two-bedroom first-floor apartment is presented in good condition throughout and offers an ideal opportunity to acquire a well-maintained home in the highly sought-after area of Lytham St Annes. Located within close proximity to local shops, restaurants, and other amenities, it provides convenient access to all the attractions this vibrant area has to offer.

Upon entering the apartment, you are welcomed by a spacious and well-proportioned open-plan lounge and kitchen area. This generous living space is filled with natural light, creating a bright and airy atmosphere that is perfect for both relaxing and entertaining. The kitchen is well-equipped with modern appliances and offers ample storage and work surface space.

The apartment features two comfortable double bedrooms. One of the bedrooms benefits from a private three-piece shower room, offering added convenience and privacy. In addition to the en-suite, there is a well-maintained family bathroom with a modern suite, ensuring the apartment caters to the needs of its residents.

Externally, the property is surrounded by beautifully landscaped communal gardens, providing a peaceful and attractive outdoor space to enjoy. There is also the added benefit of off-road parking, ensuring convenient parking options for residents.

The apartment is sold with or without a tenant, making it a flexible opportunity for buyers. Whether you're looking for a fantastic home to move into or seeking an investment property, this apartment represents an excellent choice in a desirable location.

## **COVERAGE** BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

## MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



# Woodlands View, Lytham St. Annes

## TENURE

The property is **Leasehold**

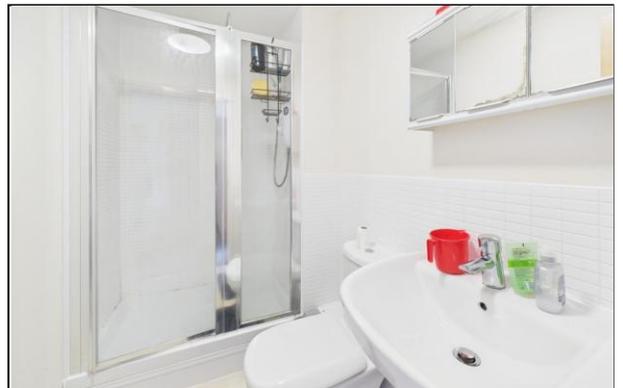
## COUNCIL TAX

Band "D"

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

30/06/2025



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