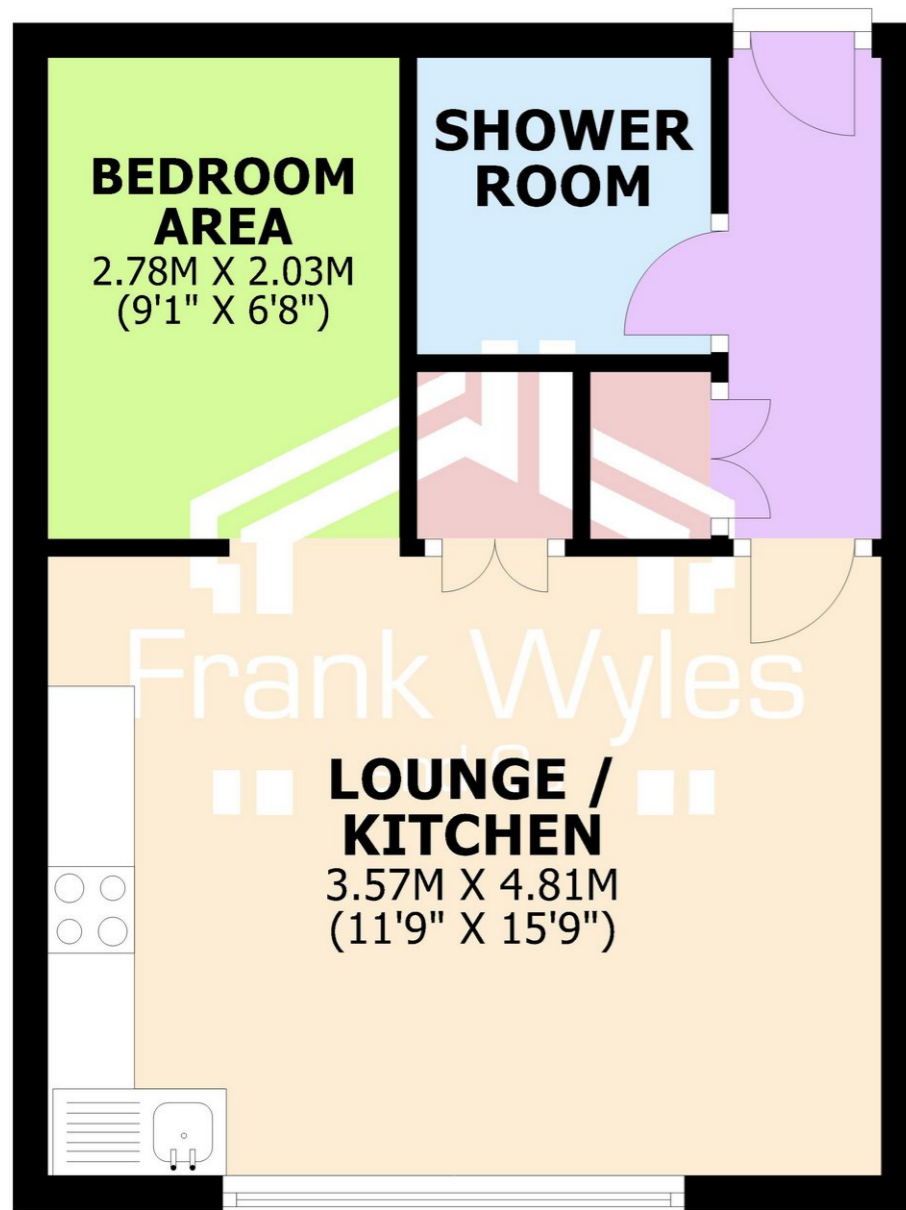


FIRST FLOOR

APPROX. 31.0 SQ. METRES (333.7 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	84

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 11 Park Street, Lytham FY8 5LU
 01253 731222
 lytham@frankwyles.com

St. Annes Office
 21 Orchard Road, St. Annes FY8 1RY
 01253 713695
 sales@frankwyles.com

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15 Woodlands Court, Lytham St. Annes FY8 4EA

- First Floor Studio Apartment
- Located In The Heart Of Ansdell With Shops & Transport Links
- Open Plan Living Dining Kitchen & Sleeping Area
- Modern Shower Room
- Residents Parking & Communal Gardens
- Available With No Onward Chain

£57,000
 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.



External staircase leading to:

First Floor

Entrance Hall

Double doors to storage cupboard. Door to:

Lounge / Kitchen 4.81m (15'9") x 3.57m (11'9")

Double glazed window to front. 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. Space for fridge/freezer. Built-in oven and hob with extractor hood over. Electric storage heater. Open plan. Double doors to storage cupboard. Door to:

Bedroom Area 2.78m (9'1") x 2.03m (6'8")

Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC. Full height tiling to all walls, heated towel rail, and extractor fan.

External

Steps leading down from Woodlands Road to communal gardens and pathway to apartment block. Access via Rossall Road to parking area.

First Floor Purpose Built Studio Apartment Located In The Heart Of Ansdell. Accessed Via An External Stairway, The Property Comprises Open Plan Living Dining Kitchen, Sleeping Area & Separate Modern Shower Room. There Is A Private External Store, Residents Parking & Communal Gardens. Available With No Onward Chain.

Tenure: Leasehold
(The freehold is vested in the management company therefore there is no ground rent payable).

Council Tax: Band A

Service Charge: £900 per annum

