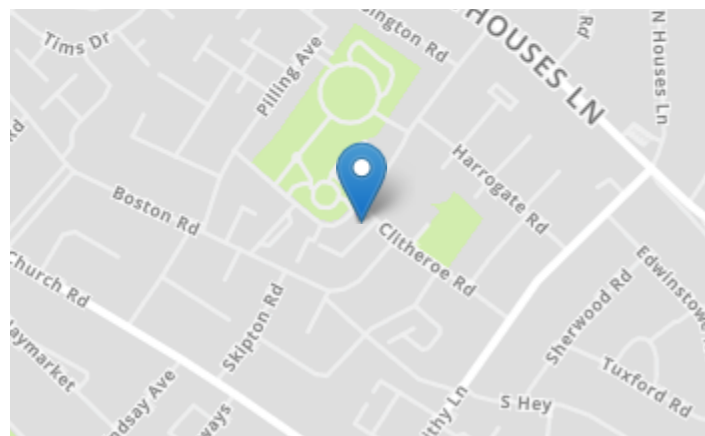
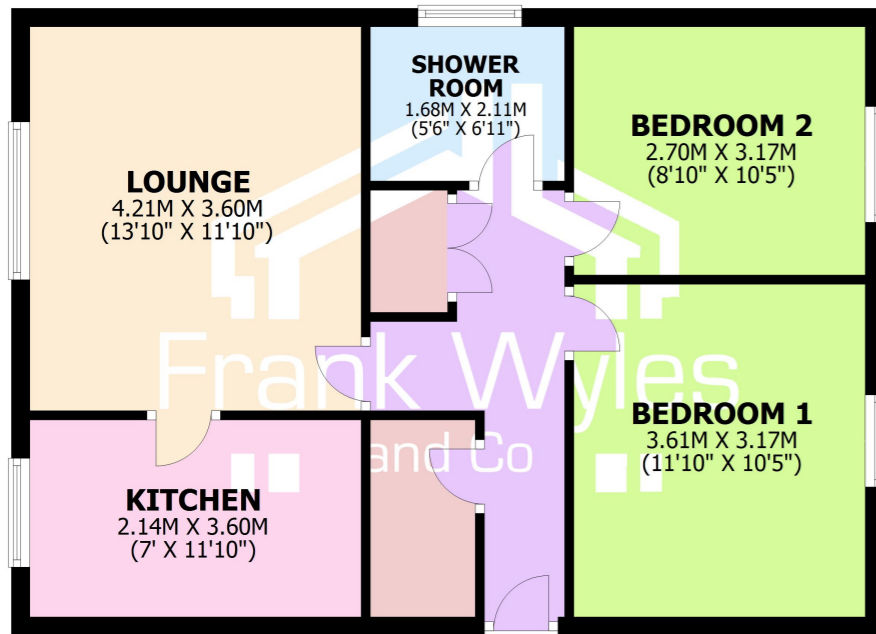


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

FIRST FLOOR

APPROX. 58.2 SQ. METRES (626.8 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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**Waddington Court, Flat 6 Waddington Road,
Lytham St Annes, Lancashire, FY8 3TR**



- First Floor Purpose Build Apartment
- Open Views
- 2 Bedrooms
- Close To Shops and Bus Routes
- No Onward Chain
- Viewing Highly Recommended

£105,000

Leasehold
Energy Efficiency Rating: D



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(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.



Waddington Court, Flat 6 Waddington Road,

Lytham St Annes, Lancashire, FY8 3TR

£105,000

This first floor apartment is in a popular location with open views and is just a couple of minutes walk from several shops. The accommodation briefly comprises a reception room, fitted kitchen, two bedrooms and a bathroom. There is no onward chain, early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band A

Service Charge:



Communal Entrance

Secure front door with entry phone system, stairs leading to:

First Floor

Entrance Hall

Electric storage heater, built-in airing cupboard, walk-in store room, door to:

Lounge 4.21m (13'10") x 3.60m (11'10")

Double glazed window to side, electric storage heater, TV point, door to:

Kitchen 3.60m (11'10") x 2.14m (7')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric point for cooker, double glazed window to side.

Bedroom 1 3.61m (11'10") x 3.17m (10'5")

Double glazed window to side, fitted

bedroom suite with a range of wardrobes, electric storage heater.

Bedroom 2 3.17m (10'5") x 2.70m (8'10")

Double glazed window to side, electric storage heater.

Shower Room

Fitted with three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin, and WC, part tiled walls, heated towel rail, obscure double glazed window to rear, tiled flooring.