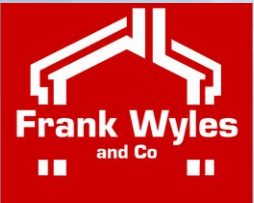
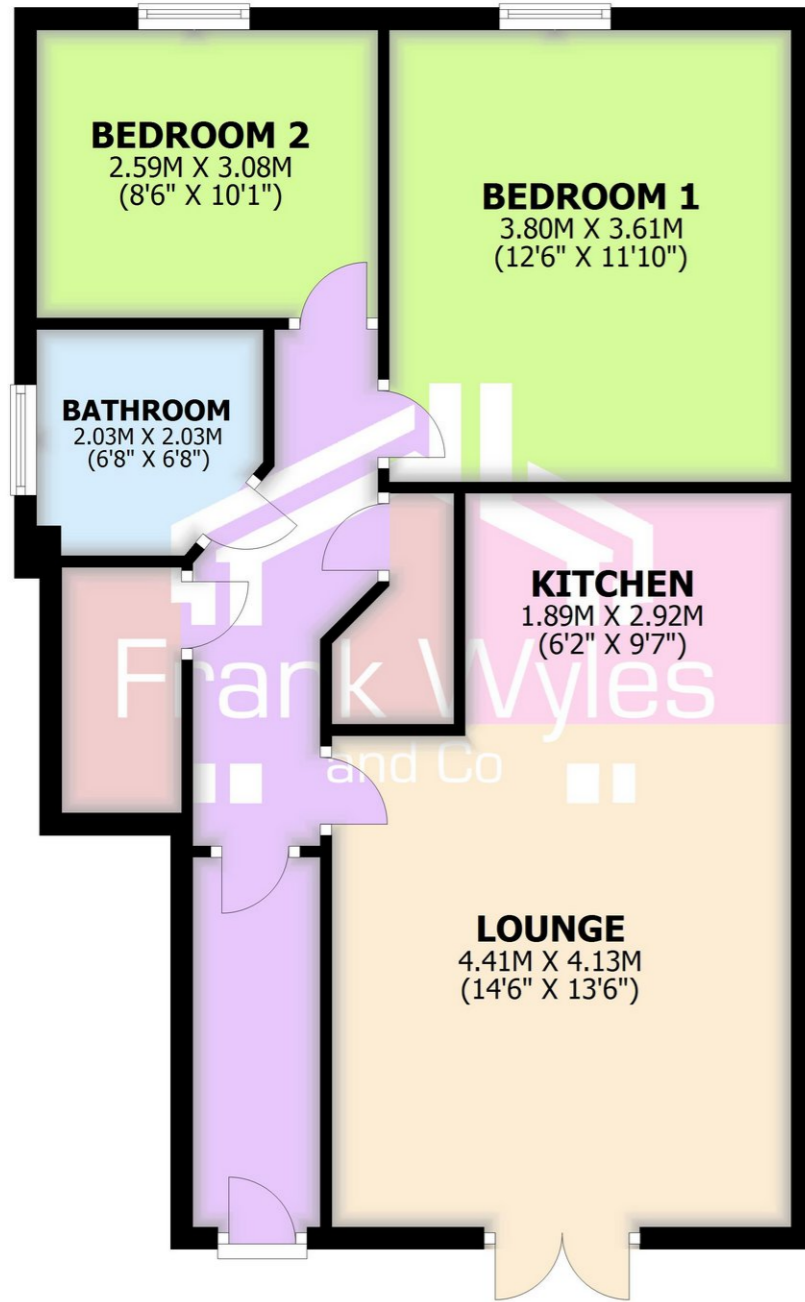


GROUND FLOOR

APPROX. 66.1 SQ. METRES (712.0 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			
		64	80

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21 Orchard Road, St. Annes FY8 1RY
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7 Queens Manor, Lytham St. Annes FY8 1FE

- Ground Floor Apartment Close To The Sea Front
- Private Entrance
- Open Plan Kitchen Diner
- 2 Double Bedrooms
- Allocated Parking Space
- Viewing Highly Recommended

£219,950
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 impressive ground floor purpose-built apartment boasts a prime location, just a short stroll from the coast and various amenities. Well-presented throughout, it features its own private entrance and offers a spacious living room open plan to a modern fitted kitchen, two double bedrooms, and a family bathroom.

With the added convenience of an allocated parking space, early viewing is highly recommended to secure this desirable property.

Tenure: Leasehold (years)
Ground Rent: £

Council Tax: Band
Service Charge: £



Entrance Hall

Wall mounted electric heater, coving to ceiling, door to:

Hall

Wall mounted electric heater, two storage cupboards (one housing hot water cylinder), door to:

Lounge 4.41m (14'6") x 4.13m (13'6")

Wall mounted electric heater, TV point, coving to ceiling, French doors to front, open plan to:

Kitchen 2.92m (9'7") x 1.89m (6'2")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, extractor fan, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over, tiled flooring.

Bedroom 1 3.80m (12'6") x 3.61m (11'10")

Full height double glazed window to rear, fitted bedroom suite with a range of wardrobes, wall mounted electric heater, TV point.

Bedroom 2 3.08m (10'1") x 2.59m (8'6")

Full height double glazed window to rear, wall mounted electric heater.

Bathroom

Fitted with three piece suite comprising bath with separate shower over and mixer tap, inset wash hand basin with storage under and mixer tap and WC, part tiled walls, heated towel rail, extractor fan, shaver point, obscure double glazed window to side, tiled flooring.

External

Patio area accessed from the lounge. Allocated parking space.

