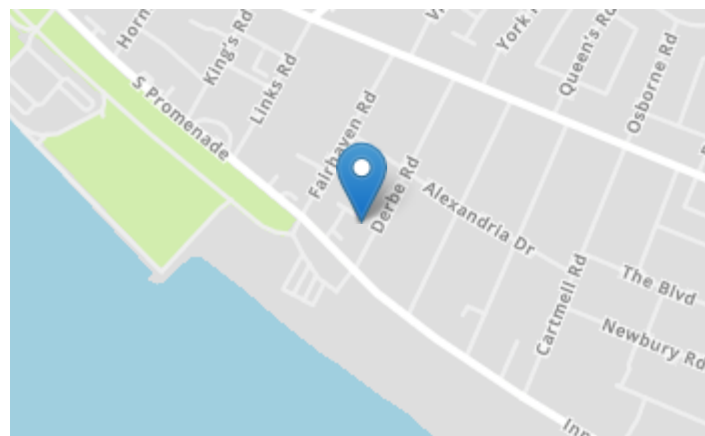
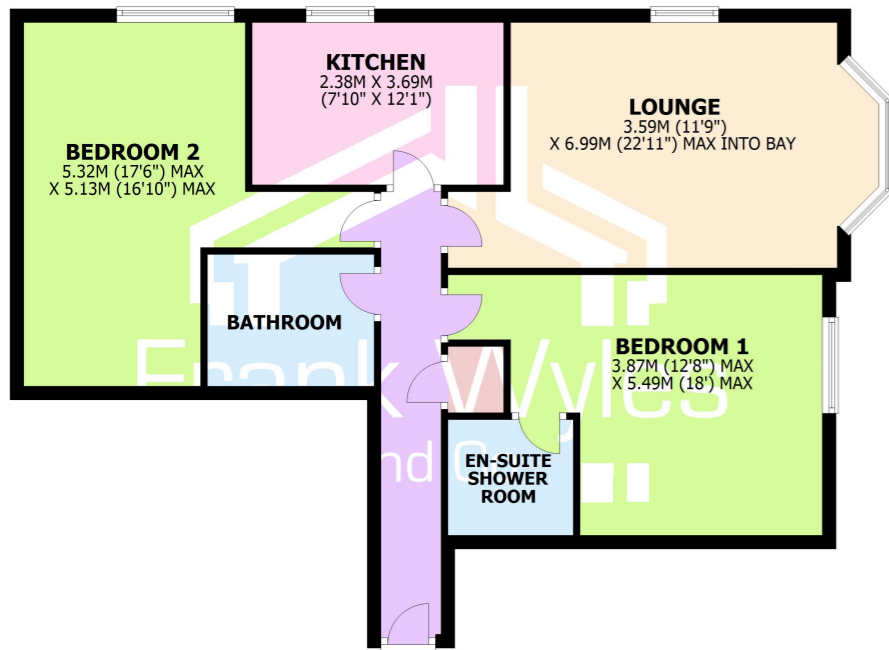


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



FIRST FLOOR
APPROX. 78.8 SQ. METRES (848.5 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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**Vernon Lodge, Flat 6, 99 South Promenade,
Lytham St Annes, Lancashire, FY8 1WA**



- Well Presented Throughout
- First Floor Purpose Built Apartment
- 2 Double Bedrooms
- 2 Bathrooms
- Lift To All Floors
- Off Road Parking and Underground Garage

£250,000

Leasehold
Energy Efficiency Rating: B



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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.



Vernon Lodge, Flat 6, 99 South Promenade,

Lytham St Annes, Lancashire, FY8 1WA

£250,000

This first floor apartment is in a prime position, being part of a development on the sea front at St. Annes. The accommodation comprises a reception room, a fitted kitchen, two double bedrooms, an en-suite shower room and a bathroom. Early Viewing Is Highly Recommended!

Tenure: Leasehold

Council Tax: Band E

Service Charge: Approx £1,500 pa



First Floor

Entrance Hall

Radiator, coving to ceiling, door to storage cupboard, door to:

Lounge 6.99m (22'11") max into bay x 3.59m (11'9")

Double glazed bay window to side with sea views, circular double glazed window to rear, two radiators, coving to ceiling.

Kitchen 3.69m (12'1") x 2.38m (7'10")

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, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear.

Bedroom 1 5.49m (18') max x 3.87m (12'8") max

Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling, door to:

En-suite Shower Room

Fitted with three piece suite comprising

shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, heated towel rail, extractor fan.

Bedroom 2 5.32m (17'6") max x 5.13m (16'10") max

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, full height tiling to all walls, extractor fan, shaver point, radiator.

