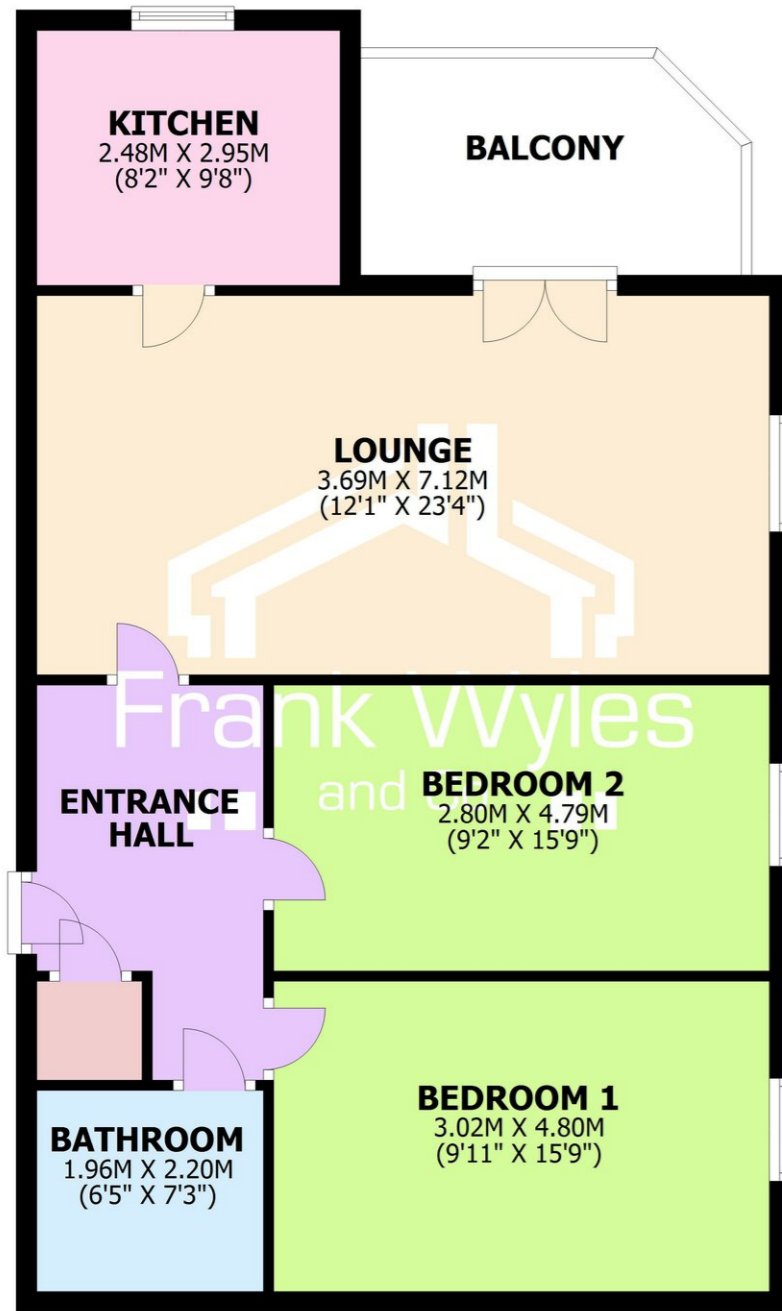




**SECOND FLOOR**  
APPROX. 76.4 SQ. METRES (822.5 SQ. FEET)



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			
		80	85

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**311 Scholars Court, Lytham St. Annes FY8 1QA**

- Second Floor Purpose Built Apartment
- Large Balcony With Fantastic Sea Views
- Large Reception & Fitted Kitchen
- 2 Double Bedrooms
- Lift To All Floors
- Underground Parking
- No Onward Chain

**£195,000**  
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.



This second-floor apartment boasts an enviable location with breathtaking sea views and convenient access to nearby amenities.

The accommodation includes a spacious reception area leading to a balcony, a fitted kitchen, two double bedrooms, and a family bathroom. Additionally, the property offers the convenience of an allocated parking space in the secure underground parking area.

With no forward chain, early viewing is strongly recommended to seize this opportunity.

Tenure: Leasehold  
Ground Rent: £90 pa

Council Tax: Band D  
Service Charge: Approx £1,850 pa



**Communal Entrance** Secure communal front door with entry phone system, stairs and lift giving access to all floors including the underground parking.

## Second Floor

### Entrance Hall

Electric storage heater, door to storage cupboard housing hot water cylinder, door to:

### Lounge 7.12m (23'4") x 3.69m (12'1")

Double glazed window to side with sea views, two electric storage heaters, TV point, coving to ceiling, double glazed French doors to Balcony with sea views, door to:

### Kitchen 2.95m (9'8") x 2.48m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated fridge and freezer, plumbing for washing machine, built-in oven, built-in hob with pull out extractor hood over, double glazed window to rear, electric fan heater.

### Bedroom 1 4.80m (15'9") x 3.02m (9'11")

Double glazed window to side, fitted bedroom suite with a range of wardrobes, electric storage heater, TV point.

### Bedroom 2 4.79m (15'9") x 2.80m (9'2")

Double glazed window to side with sea views, electric storage heater.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment and mixer tap, inset wash hand basin with storage under and mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point.

### Parking

Secure allocated parking space in underground communal garage

