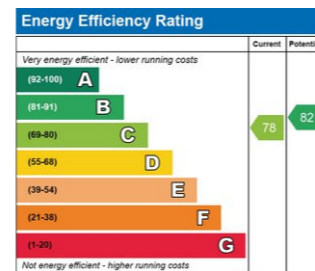
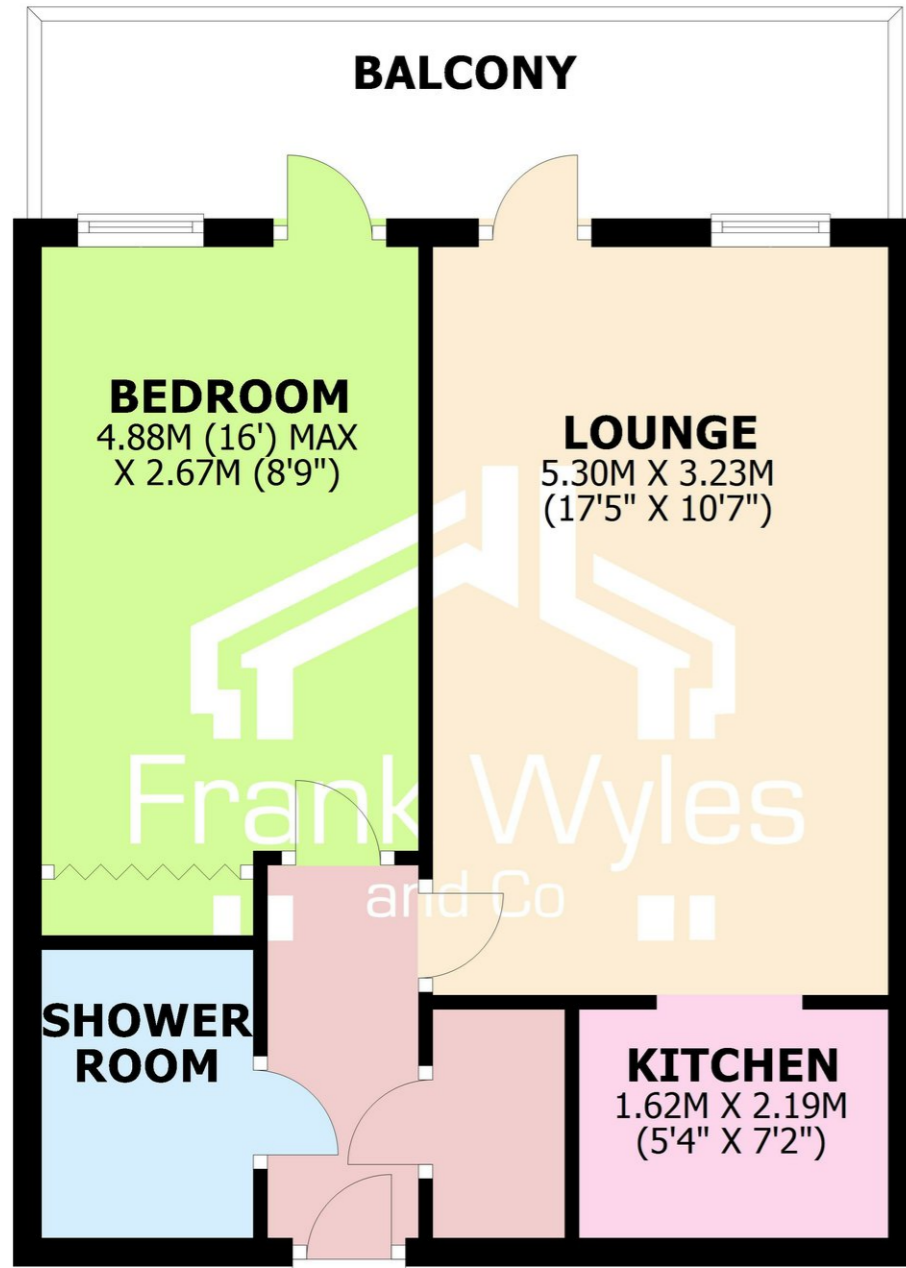


## SECOND FLOOR

APPROX. 41.6 SQ. METRES (447.9 SQ. FEET)



**Lytham Office**  
11 Park Street, Lytham FY8 5LU  
01253 731222  
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**St. Annes Office**  
21 Orchard Road, St. Annes FY8 1RY  
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[www.frankwyles.com](http://www.frankwyles.com)



## 49 Poplar Court, Lytham St. Annes FY8 1NZ

- First Floor Retirement Apartment
- Well Presented Throughout
- Good Size Balcony With Fantastic Sea Views
- Large Reception, Double Bedroom & Shower Room
- Lift To All Floors
- No Onward Chain

**£119,500**  
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.





**Communal Entrance** Secure entrance with entry phone system. Access to the communal lounge, lift servicing all floors.

**Entrance Hall** Ceiling cornice, entry phone system, pull cord, storage cupboard with shelving, electric meter and water heater.

**Lounge 5.30m (17'5") x 3.23m (10'7")** Ceiling cornice, four wall lights, wall mounted dimplex electric radiator, TV point, telephone point, UPVC double glazed window overlooking the balcony, UPVC double glazed door leading to the balcony, archway leading to the kitchen.

**Balcony** Large tiled balcony, perfect for entertaining and relaxing, magnificent sea views.

**Kitchen 2.19m (7'2") x 1.62m (5'4")** Modern fitted kitchen with high gloss, cream base and eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and mixer tap, integrated electric oven, four and electric hob with extractor hood over, integrated fridge, integrated freezer, tiled walls.

**Bedroom 4.88m (16') max x 2.67m (8'9")** UPVC double glazed window overlooking the balcony, further UPVC double glazed door, leading to the balcony, ceiling, cornice, fitted wardrobes, wall hung electric heater.

**Shower Room** Double shower enclosure with electric shower and adjustable showerhead, two grab rails, wash hand basin with taps in vanity unit with storage underneath, low-level WC, full height, tiling to all walls, electric, heated towel rail, extractor fan, electric, shaver point, ceiling cornice.

**Communal Facilities** The Service Charge is paid to the Managing Agents and covers 24 Hour Emergency cover, the Resident House Manager, Water Rates, Building Insurance, Garden maintenance, Residents Lounge and other Communal facilities, Lift Maintenance and Window Cleaning. Allocated permit parking.

This impressive first-floor retirement apartment is situated in the prestigious Poplar Court development, offering a luxurious living experience. Located just a short walk from the seafront, numerous shops, and other local amenities, the apartment boasts a highly convenient location.

Overlooking the front of the building, this apartment offers stunning sea views from its balcony, providing a delightful space to enjoy the coastal surroundings. The generous accommodation includes a large reception room and a fitted kitchen, providing comfortable living and dining spaces. A double bedroom and a well-appointed shower room add to the convenience and appeal of the property.

The balcony can be accessed from both the lounge and the bedroom, offering multiple opportunities to appreciate the picturesque views.

Tenure: Leasehold  
Ground Rent: £237.23 Per Annum

Council Tax: Band D  
Service Charge: £2,653.60 Per Annum

