



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			
		69	73

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## Flat 2 34 Riley Avenue, Lytham St Annes FY8 1HZ

- First Floor Apartment In A Prime Location
- Great Investment Opportunity
- Let On An AST Producing £600 PCM
- Reception & Kitchen Diner
- 2 Bedrooms
- Viewing Highly Recommended

**£125,000**  
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





This first-floor apartment enjoys a prime location, being very close to the beach and offering sea views from the lounge. Currently let on an AST at £600 PCM, the property presents an excellent investment opportunity.

The accommodation comprises a reception room, a modern fitted kitchen, two bedrooms, and a family bathroom.

Early viewing is highly recommended.

Tenure: Leasehold (residue of 999 years)  
Ground Rent £108 pa

Council Tax: Band B  
Service Charge: split between Apartments  
Building Insurance £240 pa



## COMMUNAL ENTRANCE

Entry via secure front Entrance door to communal hallway with stairs up to first floor, door to:

## FIRST FLOOR

### ENTRANCE HALL

Obscure double glazed window to side, radiator, door to:

### LOUNGE 3.59m (11'9") x 3.28m (10'9")

Double glazed bay window to front, radiator, TV point, picture rail.

### FITTED KITCHEN 4.36m (14'4") x 2.62m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, under-unit lights, 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, double glazed window to side, radiator.

### BEDROOM 1 3.85m (12'8") x 3.36m (11')

Double glazed window to rear, built-in double wardrobe, radiator.

### BEDROOM 2 4.67m (15'4") x 2.02m (6'8")

Double glazed window to front, radiator, telephone point.

### BATHROOM

Fitted with three piece suite comprising bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin with mixer tap, and low-level WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to side.

### Off Street Parking Space

