

**First Floor**  
Approx. 78.5 sq. metres (844.4 sq. feet)



**Second Floor**  
Approx. 31.9 sq. metres (343.7 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			
		71	72

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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.

## Norton Court, Flat 1 Riley Avenue, Lytham St Annes FY8 1JA

- Unrestricted Sea Views
- Viewing Highly Recommended
- Private Entrance
- Garage & Off Street Parking
- Large Reception & Dining Kitchen
- First & Second Floor Apartment

**£255,000**  
Leasehold



This first and second floor duplex apartment occupies a prime position overlooking the sea front and within easy access of shops and services. The accommodation which is accessed via a private entrance door comprises a lounge, a dining kitchen, 3 bedrooms, a bathroom and a shower room. There is a garage, off street parking and communal gardens.

Tenure: Leasehold  
Ground Rent: £14 per annum

Council Tax: Band D



#### Ground Floor Entrance

Private entrance door to hallway, double glazed window, stairs up to:

#### First Floor Landing

Double glazed window to front, stairs up to second floor, door to:

Lounge 4.40m (14'5") x 3.64m (11'11")

Double glazed bay window to front with sea views, two double glazed windows to side, radiator, TV point, coving to ceiling, coal effect electric fire set in ornate surround.

Kitchen 4.41m (14'6") x 3.63m (11'11")

Fitted with a matching range of base and eye level units with granite worktops, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in oven, built-in four ring gas hob with extractor hood over, built-in microwave, double glazed bay window to front with sea views, radiator, door to enclosed staircase down to the ground floor rear entrance.

Bedroom 1 3.93m (12'11") x 3.05m (10')

Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator.

**Bedroom 2 3.48m (11'5") x 3.33m (10'11")** Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, TV point, door to storage cupboard housing wall mounted boiler, obscure double glazed window to rear.

#### Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and WC, heated towel rail, obscure double glazed window to rear, built-in storage cupboard.

#### Second Floor Landing

Access to eaves storage, door to:

Bedroom 3 4.76m (15'7") x 3.33m (10'11")

Velux window, two radiators.

#### Shower Room

Fitted with three piece suite comprising tiled shower area with fitted shower, pedestal wash hand basin, and WC, heated towel rail, extractor fan.

**External** Set in communal gardens with off street parking. Private single garage with up-and-over door.

