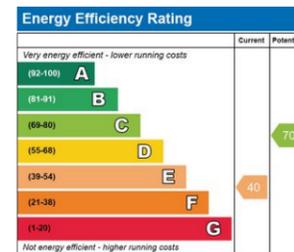
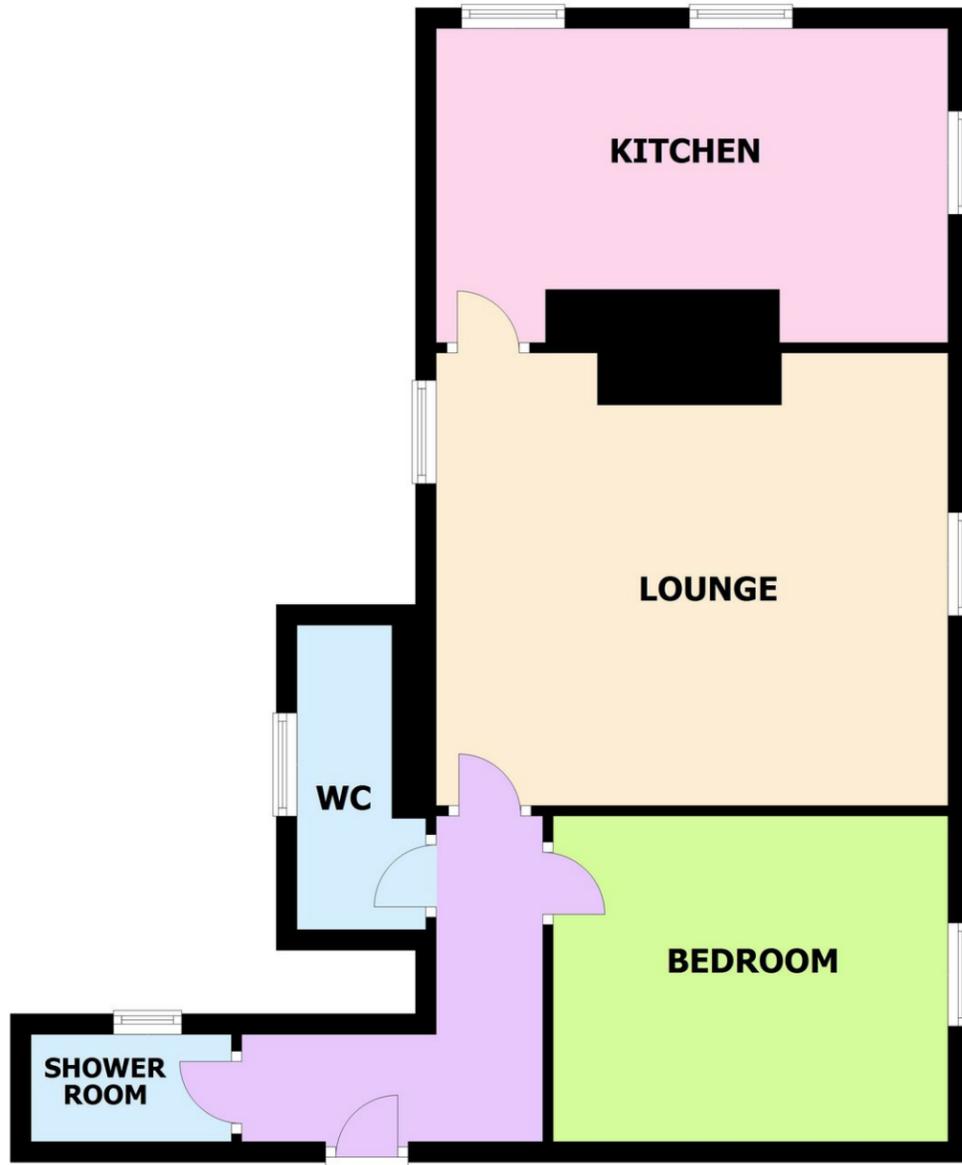


## SECOND FLOOR

APPROX. 61.5 SQ. METRES (662.4 SQ. FEET)



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## Flat 4, 1 St Georges Square, Lytham St Annes FY8 2NY

- Double Bedroom
- Viewing Highly Recommended
- Overlooking Ashton Gardens
- No Onward Chain
- Second Floor Apartment In A Prime Location

**£134,500**  
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.



**Entrance Hall** Door to:

**Lounge** 4.96m (16'3") x 4.39m (14'5")

Two double glazed windows to side, TV point, picture rail, coving to ceiling, door to:

**Kitchen** 4.96m (16'3") x 3.04m (10')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge, built-in oven, built-in four ring gas hob with extractor hood over, two double glazed windows to rear, double glazed window to side.

**Bedroom** 3.62m (11'10") x 2.99m (9'10")

Double glazed window to side, picture rail, coving to ceiling.

**Shower Room** With double shower enclosure with fitted electric shower and electric fan heater, opaque double glazed window to rear.

**WC** Opaque double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and WC, shaver point.

This beautifully maintained second-floor flat is perfectly situated, offering a prime position with breathtaking views of Ashton Gardens. It benefits from a convenient location, just a short stroll away from both the vibrant seafront and the bustling town centre. The generous living space includes a comfortable lounge, a well-equipped breakfast kitchen, a cosy double bedroom, a shower room and a separate WC. With its immaculate presentation and desirable features, this flat provides an exceptional opportunity for comfortable and convenient living.

Tenure: Leasehold

Council Tax: Band A  
Service Charge: £174.06 pcm

