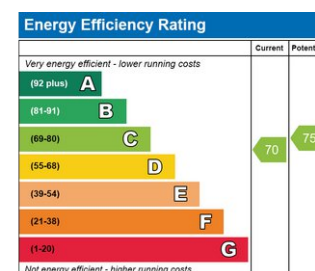


GROUND FLOOR
APPROX. 72.3 SQ. METRES (777.8 SQ. FEET)



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Flat 1, 26 St Thomas Road, Lytham St. Annes FY8 1JL

- Set In A Prime Location Just A Short Walk From The Beach & St Annes Square
- Ground Floor Apartment
- Double Bedroom
- Rear Balcony
- Allocated Off Street Parking
- Chain Free

£115,000
Leasehold



Ideally situated just a short stroll from both the vibrant St Annes Square and the picturesque seafront, this beautifully presented ground floor apartment offers an exceptional opportunity for first-time buyers and investors alike.

The accommodation comprises a spacious lounge, a generous double bedroom with en-suite shower room, a well-appointed dining kitchen, separate utility room, and an additional bathroom. To the rear, a private balcony provides a pleasant outdoor space—perfect for relaxing.

Offered with no onward chain, this charming apartment is not to be missed. Early viewing is highly recommended.

Tenure: Leasehold
Ground Rent: £10 Per Annum

Council Tax: Band B
Service Charge: £600 Per Annum



Ground Floor

Entrance Hall

Door to:

Kitchen/Diner 4.44m (14'7") max x 4.22m (13'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated dishwasher, space for, built-in oven, built-in five ring gas hob with extractor hood over, double glazed box window to front, radiator, picture rail, decorative coving to ceiling.

Bedroom 5.02m (16'6") x 3.75m (12'4")

Double glazed window to rear, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin, WC and full height tiling to all walls, electric fan heater, extractor fan, tiled flooring.

Inner Hallway

Door to/from communal hallway, open access to:

Utility 2.17m (7'1") x 1.90m (6'3")

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, radiator, wall mounted concealed boiler, door to balcony.

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, tiled flooring.

Lounge 5.53m (18'2") max x 4.60m (15'1")

Accessed from the communal entrance hall. Double glazed bay window to front, radiator, TV point, picture rail, decorative coving to ceiling, gas fire with marble hearth.

