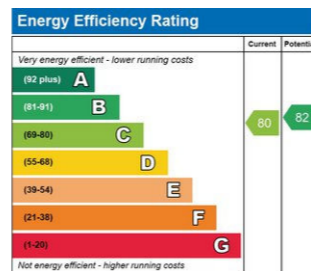
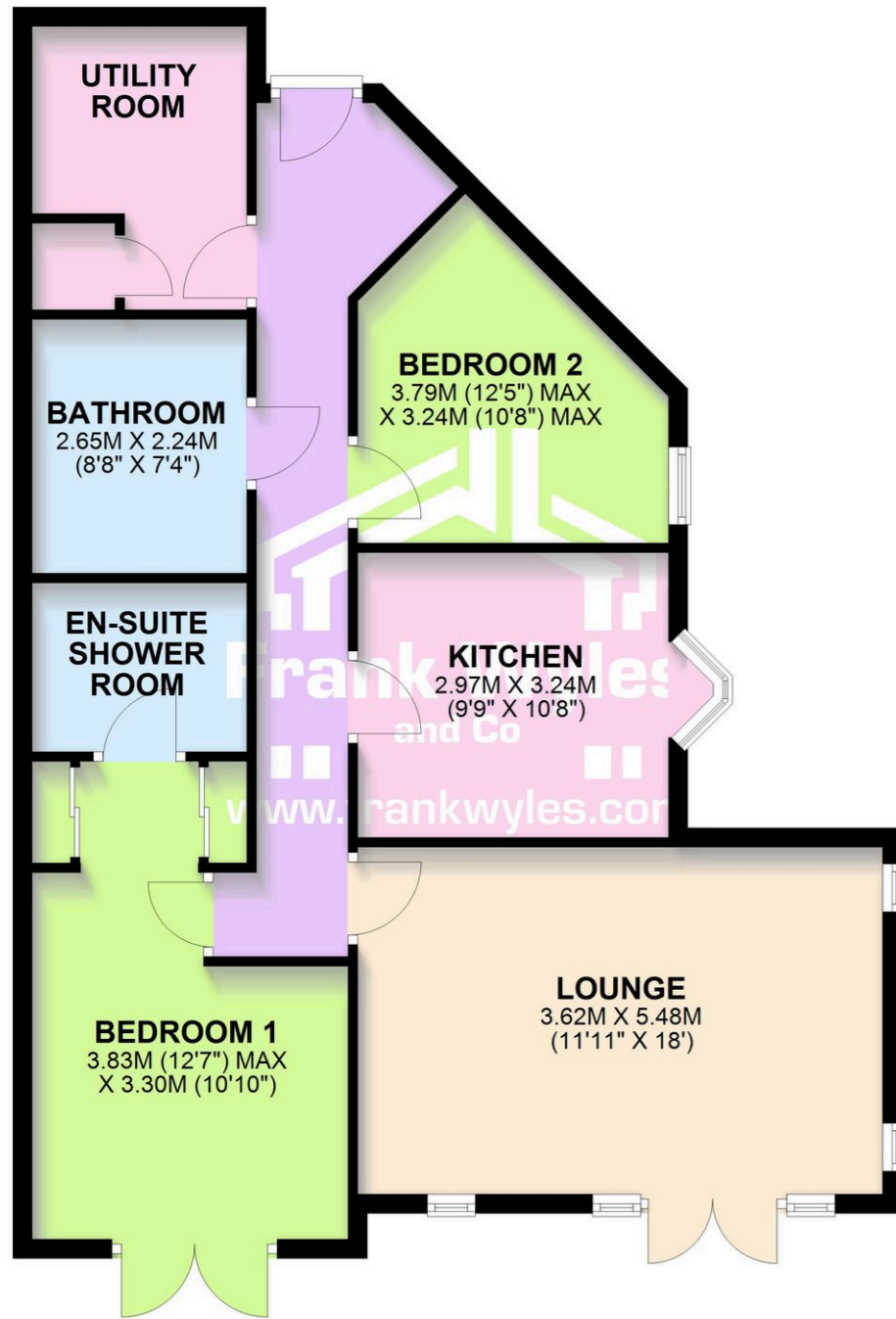


**GROUND FLOOR**  
APPROX. 82.4 SQ. METRES (886.9 SQ. FEET)



**Lytham Office**  
11 Park Street, Lytham FY8 5LU  
01253 731222  
lytham@frankwyles.com

**St. Annes Office**  
21 Orchard Road, St. Annes FY8 1RY  
01253 713695  
sales@frankwyles.com

[www.frankwyles.com](http://www.frankwyles.com)



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.

**Flat 17 The Royals, Links Gate, Lytham St. Annes FY8 3LJ**

- Prime location overlooking Royal Lytham Golf Club
- Just a short walk to St Annes Square and its amenities
- Spacious reception room with doors to a private patio
- Principal bedroom with walk-in dressing area and ensuite
- Set in immaculate communal gardens
- Benefit of a single garage
- No Onward Chain

**£285,000**  
Leasehold



This modern ground floor apartment is set in a highly desirable location, overlooking the renowned Royal Lytham Golf Club, with all the amenities of St Annes Square just a short walk away. Beautifully presented throughout, the apartment offers spacious and stylish accommodation comprising a large reception room with double doors opening onto a private patio area, a modern fitted kitchen and a separate utility room.

There are two double bedrooms, with the principal suite featuring a walk-in dressing area and a luxury ensuite. A further contemporary family bathroom completes the layout. The property is set within immaculate communal gardens and also benefits from a single garage.

Being sold with no forward chain, early viewing is highly recommended.

Tenure: Leasehold (977 years)  
Ground Rent: £50 pa

Council Tax: Band E  
Service Charge: £2,900 pa



### Communal Entrance

Secure communal entrance with entry phone system, communal hallway leading to:

### Ground Floor

#### Entrance Hall

Radiator, door to:

#### Lounge 5.48m (18') x 3.62m (11'11")

Two double glazed windows to side, double glazed window to front, two windows to front, radiator, TV point, four wall light points, entry phone, coving to ceiling, living flame effect gas fire with marble inset and hearth, double doors to front patio.

#### Kitchen 3.24m (10'8") x 2.97m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge/freezer and dishwasher, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to side, tiled flooring, coving to ceiling, wall mounted concealed boiler, plinth heater.

#### Bedroom 1 3.83m (12'7") max x 3.30m (10'10")

Radiator, TV point, coving to ceiling, two built-in wardrobes with sliding doors, door to:

#### En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, wall mounted wash hand basin with mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point, tiled flooring.

#### Bedroom 2 3.79m (12'5") max x 3.24m (10'8") max

Double glazed window to side, fitted double wardrobe with mirrored sliding doors, radiator.

#### Bathroom

Fitted with three piece suite comprising bath with shower attachment, mixer tap and folding screen, wall mounted wash hand basin with mixer tap and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point, tiled flooring.

#### Utility Room 2.96m (9'8") x 2.24m (7'4")

Fitted base units with worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, extractor fan, plumbing for washing machine, space for tumble dryer, built-in cupboard housing hot water cylinder.

#### External

Set in communal gardens. Single garage with remote controlled electric up-and-over door.

