

**SECOND FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	80

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**6 Fellborough Lodge 195 St Annes Road East, LYTHAM ST ANNES FY8 3HF**

- Fitted Kitchen
- Shower Room
- 2 Double Bedrooms
- Garage
- 1 Reception
- **Second Floor Purpose Built Apartment**

**£165,500**  
 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.



## Second Floor

### Entrance Hall

Double glazed window to rear, radiator, coving to ceiling, built-in storage cupboard, door to:

### Lounge 6.40m (21') x 4.24m (13'11")

Double glazed window to side, double glazed window to front, radiator, TV point, coving to ceiling, wall mounted living flame effect electric fire, door to:

### Kitchen 3.64m (11'11") x 3.01m (9'10")

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 washing machine, space for tumble dryer, built-in oven, built-in four ring gas hob with extractor hood over, built-in microwave, double glazed window to front, radiator.

### Bedroom 1 4.24m (13'11") x 4.22m (13'10")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, coving to ceiling.

### Bedroom 2 3.01m (9'10") x 2.70m (8'10")

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

### Shower Room

Fitted with two piece suite comprising walk-in shower with fitted shower and glass screen, wall mounted vanity wash unit with storage under and mixer tap and full height tiling to all walls, heated towel rail, extractor fan, tiled flooring.

### WC

Fitted with two piece suite comprising, wall mounted vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, extractor fan, tiled flooring.

### External

Set in communal gardens. Private single garage with up-and-over door, power and light..

This well-presented second floor purpose-built flat is located within a popular development, providing convenient access to nearby shops and services. The property offers a spacious lounge, a fitted dining kitchen, two double bedrooms, and a shower room.

Outside, the flat includes a private garage for secure parking and benefits from communal gardens for residents to enjoy.

Overall, this flat presents a comfortable and convenient living space within a sought-after development.

Tenure: Leasehold  
Ground Rent: Included In Service Charge

Council Tax: Band C  
Service Charge: £1,062.50 pa

