



**St Annes
Landmark House
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Company Details - Farrell Heyworth Limited.

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Registered in England No. 3798432

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£95,000

**Lystra Court, South
Promenade, Lytham St.
Annes FY8**



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **One Bedroom Retirement Apartment In Popular Lytham St. Annes**
- **Spacious Lounge, One Double Bedroom, Bathroom, Balcony**
- **Great Location, Sea Views**
- **Please Call To Avoid Missing Out**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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A Fantastic opportunity to purchase this second floor, one bedroom, retirement flat. The property is ready to move into and is situated in popular residential location in Lytham St Annes, just a stones throw away from the beach.

On internal inspection the property briefly comprises; entrance area, inner hallway, a spacious lounge, fitted kitchen, bathroom and a double bedroom

Externally the property has a communal garden area and allocated parking.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold
 Leasehold information: Terms: 125 Years from 1st April 1999
 Current Ground Rent: £336 Per Annum
 Current Maintenance/Service Charges: £1100 Every 6 Months
 Council Tax: Band D



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