



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	84

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Flat 6 Nicoll Court, Lytham St. Annes FY8 2NQ

- Prestigious second-floor apartment in the sought-after Nicol Court development with stunning Fylde coastline views
- Prime location close to St Annes Square, amenities, cafés, restaurants and transport links
- Very generous accommodation including lounge, dining room and fitted dining kitchen
- Three double bedrooms, principal with ensuite, plus family bathroom and separate utility room
- Garage with electric up-and-over door and being sold with no forward chain

£514,500
Leasehold

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Nicoll Court is one of the Fylde Coast's most prestigious apartment developments, enjoying truly breathtaking views across the coastline. This impressive second-floor apartment is ideally positioned with all the amenities, cafés, restaurants and transport links of St Annes Square just a short distance away.

The generously proportioned accommodation comprises a spacious lounge, separate dining room and a well-appointed dining kitchen. There are three double bedrooms, with the principal bedroom benefiting from an ensuite shower room, alongside a further family bathroom and the added convenience of a separate utility room.

The property also includes a garage with an electric up-and-over door. Offered for sale with no forward chain, early viewing is essential to fully appreciate the exceptional views, space and location this stunning apartment has to offer.

Tenure: Leasehold
Ground Rent: £200 pa

Council Tax: Band F
Service Charge: £3,825.25 pa



Communal Entrance

Secure communal entrance with entry phone system, stairs and lift leading to:

Second Floor

Entrance Hall

Radiator, coving to ceiling, two built-in storage cupboards, radiator, double doors to:

Lounge 6.34m (20'10") max x 4.79m (15'9")

Double glazed window to front, radiator, telephone point, TV point, decorative coving to ceiling, coal effect electric fire with feature surround and marble inset and hearth, double doors to:

Dining Room 5.19m (17') max x 4.96m (16'3")

Radiator, telephone point, decorative coving to ceiling, double glazed French doors to balcony with glass balustrade offering open sea views, door to:

Fitted Kitchen 4.36m (14'3") x 3.56m (11'8")

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with storage under, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, concealed under-unit lights, integrated fridge/freezer and dishwasher, built-in double oven, built-in four ring hob with pull out extractor hood over, double glazed window to side, radiator, tiled flooring, concealed combination boiler, door to entrance hall.

Bedroom 1 4.80m (15'9") x 4.15m (13'8")

Double glazed window to rear, radiator, telephone point, TV point, coving to ceiling, door to:

En-suite Shower Room 2.38m (7'10") x 1.84m (6')

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

Bedroom 2 4.41m (14'6") x 4.14m (13'7")

Double glazed window to rear, radiator, telephone point, TV point, coving to ceiling.

Bedroom 3 4.34m (14'3") x 3.83m (12'7")

Double glazed window to side, radiator, telephone point, TV point, coving to ceiling.

Utility Room 2.31m (7'7") x 1.47m (4'10")

Fitted with a matching range of base units with worktop space over, stainless steel sink with single drainer and mixer tap, extractor fan, integrated washing machine, tiled flooring.

Bathroom 3.05m (10') x 2.03m (6'8")

Fitted with four piece suite comprising corner panelled bath with mixer tap, vanity wash hand basin with storage under, mixer tap, mirror and shaver point and light, shower enclosure with fitted shower and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to side, radiator.

External

Set in communal gardens. Private garage with electric up-and-over door.

