



11 Woodlands View, Lytham St. Annes, FY8 4EF

Price: £155,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- A Fantastic Two Bedroom First Floor Apartment
- Economy 7 Heating & Double Glazed
- Spacious Main Reception
- Three Piece Bathroom Suite & Ensuite Bedroom
- Communal Gardens
- No Onward Chain Delay
- Viewing Recommended
- Council Tax Band - C

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INTRODUCTION

Welcome to Woodlands View, a spacious and well-presented first-floor apartment, offered to the market with no onward chain.

The property offers generous and versatile accommodation, making it an excellent choice for a range of buyers seeking a modern and comfortable home in a sought-after residential location.

A welcoming entrance hallway leads to a bright and airy open-plan lounge and dining area, which flows seamlessly into a well-appointed kitchen, creating an ideal space for both everyday living and entertaining.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a contemporary en suite shower room. A separate family bathroom completes the accommodation.

Further benefits include double glazing and Economy 7 heating, providing year-round comfort and efficiency. Externally, residents enjoy well-maintained communal gardens along with the added advantage of allocated parking.

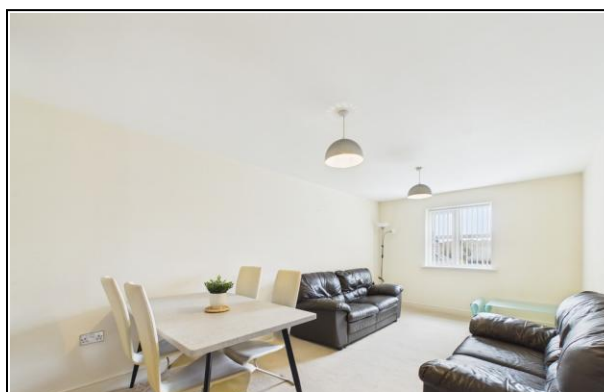
This attractive apartment presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. An early viewing is strongly recommended to fully appreciate what this home has to offer.

TENURE

The property is **Leasehold**

COUNCIL TAX

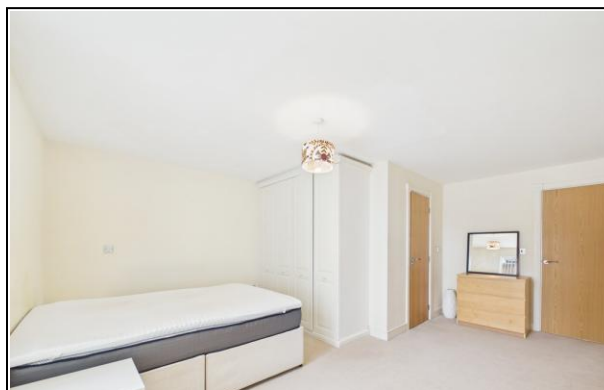
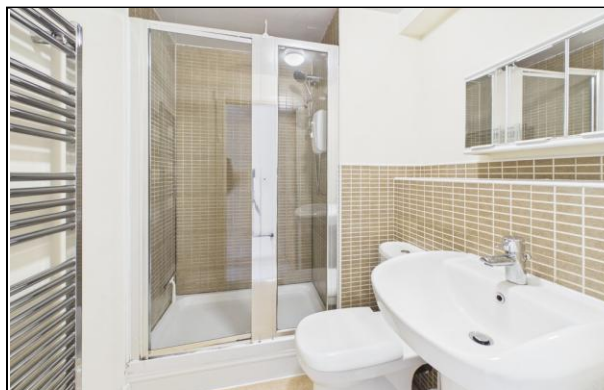
Band "C"



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PLEASE NOTE

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