



Flat 19, Waddington Court, Waddington Road, Lytham St. Annes, FY8 3TR

Price: £117,500

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		

- Electric heating
- Double glazing
- Large living/dining room
- High standard kitchen
- Sought after location
- Attractive bathroom
- Located close to local amenities
- Garage available

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FULL DESCRIPTION This very high standard and contemporary two double bedroom first floor purpose built apartment is located in a beautiful setting, overlooking manicured lawn and planted border gardens and parkland. The home is on the first floor with well kept hallways and landings. Upon entering the residence the hallway has a large walk in storage room, modern lounge/dining room with a stunning fireplace and beautiful views. The kitchen is attractive and modern, two large bedrooms and a bathroom with shower. The home is warmed by modern electric heaters and double glazing. To the rear are garages that can be rented at £10 per month, ideal for a car or storage. Be quick to view!

BROADBAND COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Leasehold (87 Years)**

SERVICE CHARGE

£1,200

COUNCIL TAX

Band A

ANNUAL COUNCIL TAX AMOUNT

£1,675

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PLEASE NOTE

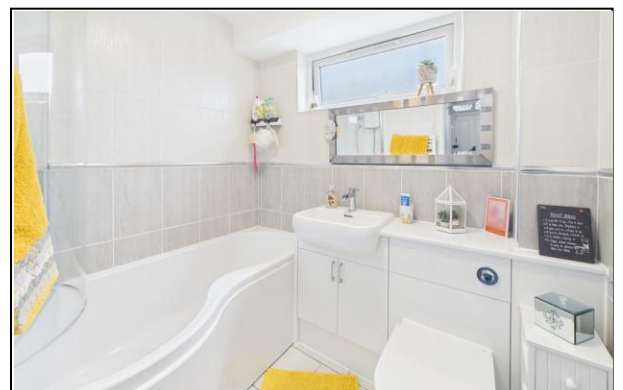
These particulars are believed to be correct but in no ways their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal



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representative.

25/07/2026



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