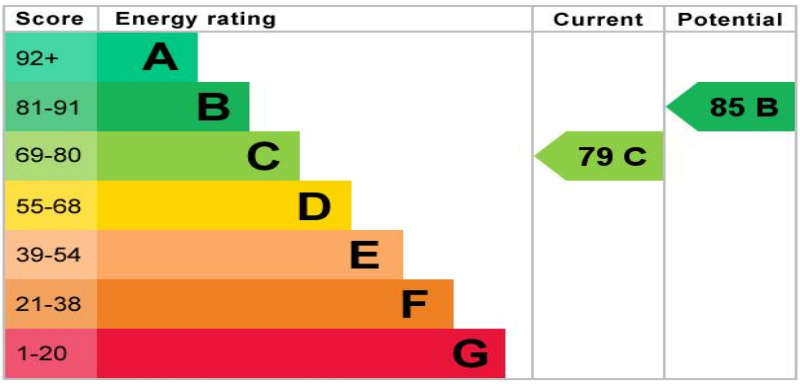
Tiger Sales & Lettings
Troycounty

Sales: 01253 406111
Lettings: 01253 627111
Fax: 01253 406119
E-mail: info@tigerestates.co.uk
Web: www.tigerestates.co.uk



Woodlands View, Lytham St. Annes, FY8 4EF

Starting Bid £115,000



- For Sale by Online Auction
- 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
- Estimated Rental Income £800 PCM

Woodlands View, Lytham St. Annes, FY8 4EF

INTRODUCTION For Sale by Auction with a Starting Bid of £115,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

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.

ENTRANCE HALLWAY

LIVING AREA/KITCHEN 24' 8" x 10' 4" (7.52m x 3.15m)

MASTER BEDROOM 16' 5" x 14' 2" (5m x 4.32m)

EN-SUITE 6' 6" x 5' 2" (1.98m x 1.57m)

BEDROOM TWO 16' 5" x 6' 3" (5m x 1.91m)

BATHROOM 5' 7" x 6' 6" (1.7m x 1.98m)

COMMUNAL GARDENS

APPROXIMATE AGE OF THE PROPERTY
1990s

TENURE
The property is **Leasehold (103 Years Remaining)**

SERVICE CHARGE
Approximately £1,600 P.A.

GROUND RENT
Approximately £125 P.A.

COUNCIL TAX
Band **C**











Woodlands View, Lytham St. Annes, FY8 4EF

ANNUAL COUNCIL TAX AMOUNT
We understand council tax band “C” in Fylde amounts to £2,218.75 per annum.

BROADBAND COVERAGE
We are advised that the property can obtain Full Fibre Broadband (FFB).

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://www.ofcom.org.uk/mobile-coverage-checker

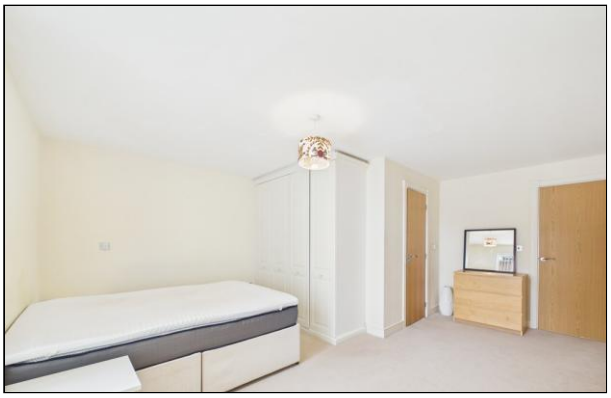
PLEASE NOTE
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves 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 representative.

03/11/2026



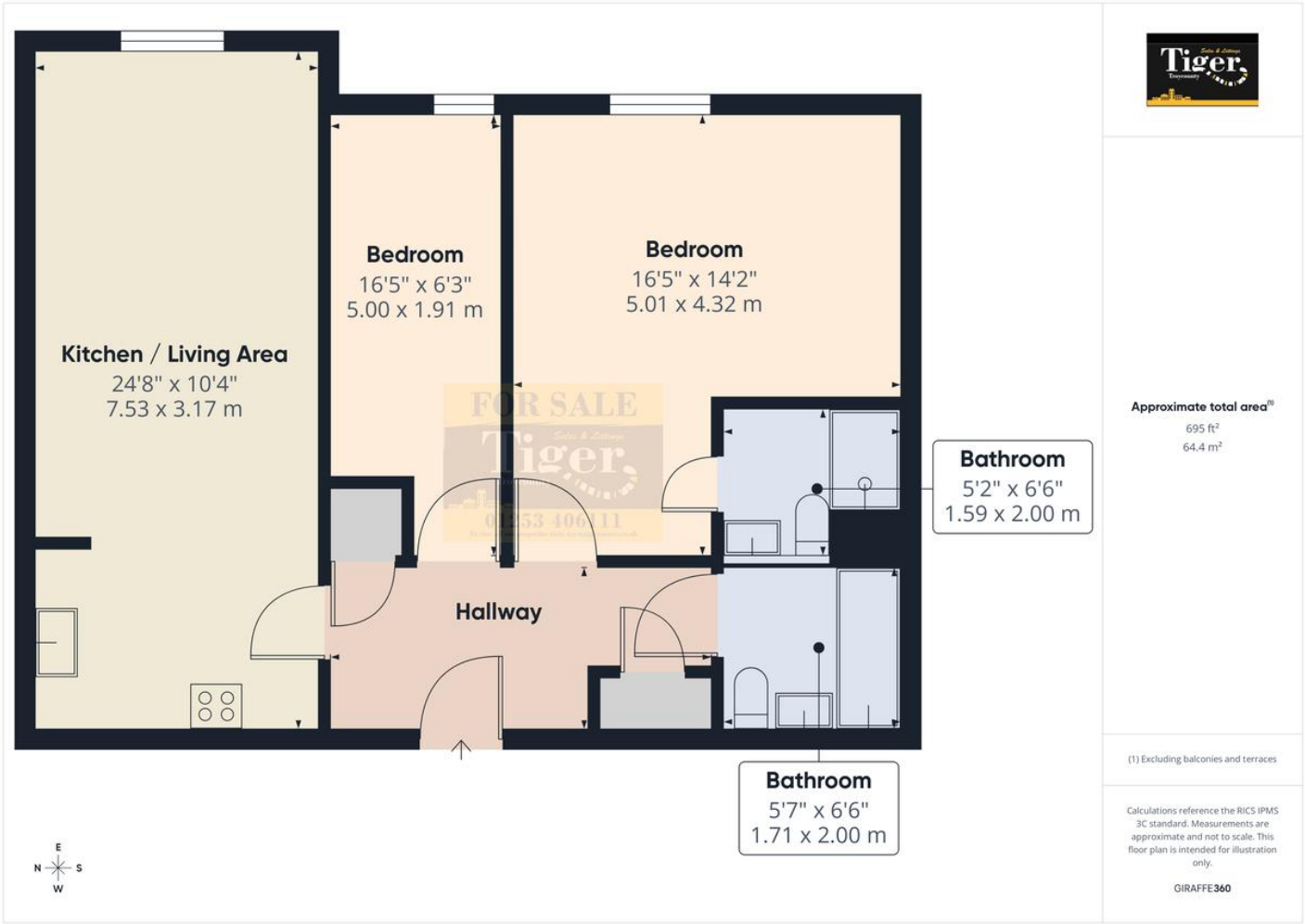








Woodlands View, Lytham St. Annes, FY8 4EF



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