



**CLIFTON DRIVE NORTH, LYTHAM ST. ANNES  
FY8 2PS**

**£149,000**

- SECOND FLOOR PURPOSE BUILT APARTMENT
- PRIVATE GARAGE TO THE REAR
- TWO DOUBLE BEDROOMS, LARGE LOUNGE/DINER, EN-SUITE & BATHROOM. FITTED KITCHEN
- SEAVIEWS FROM THE LOUNGE., NO CHAIN DELAY



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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### Communal Entrance

Accessed via a security entry system, stairs & lift to all floors, this apartment is located on the second floor.

### Entrance Hall

Loft access via the hatch, doors lead to all rooms.

### Lounge/Diner

20'1" x 15'4"

A great sized lounge with two windows to the front (boasting sea views) & two to the side allowing for plenty of natural light. There is also laminate wood flooring and the lounge opens up to the kitchen.

### Kitchen

13'2" x 7'4"

A range of base & wall units with complimentary worktop surfaces incorporating a stainless steel sink & drainer unit with mixer tap. Integrated appliances include an electric oven & four ring gas hob, dishwasher, washer, fridge & freezer. Additionally, there are part tiled walls & splashbacks, a separate cupboard housing a Main combi boiler, window to the side and tiled flooring.

### Bedroom One

14'8" x 9'8"

A great sized double bedroom with a window to the rear and plenty of space for a range of bedroom furniture. A separate door leads to the en-suite.

### En-Suite

9'8" x 4'9"

A three piece suite including a bath, WC and a wash hand basin.

### Bedroom Two

12'0" x 8'11"

Another double bedroom with a window to the side.



### Shower Room

9'8" x 3'9"

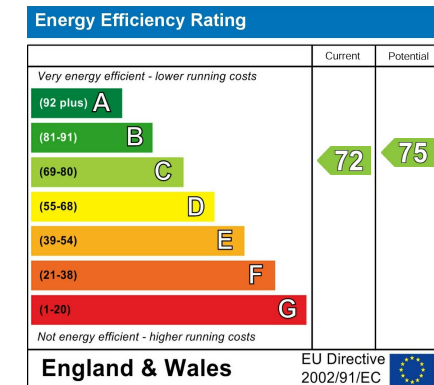
A three piece suite including a walk-in shower enclosure with mains plumbed shower, WC and a wash hand basin.

### External

To the front of the property there are visitors parking spaces and a small lawned communal garden. To the rear, there is another lawned communal garden and access to the private garages.

### Extra Information

Service Charge - £490.29 per quarter - includes garden maintenance, window cleaning, buildings insurance  
Council Tax Band C  
Leasehold - Residue of 999 years



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