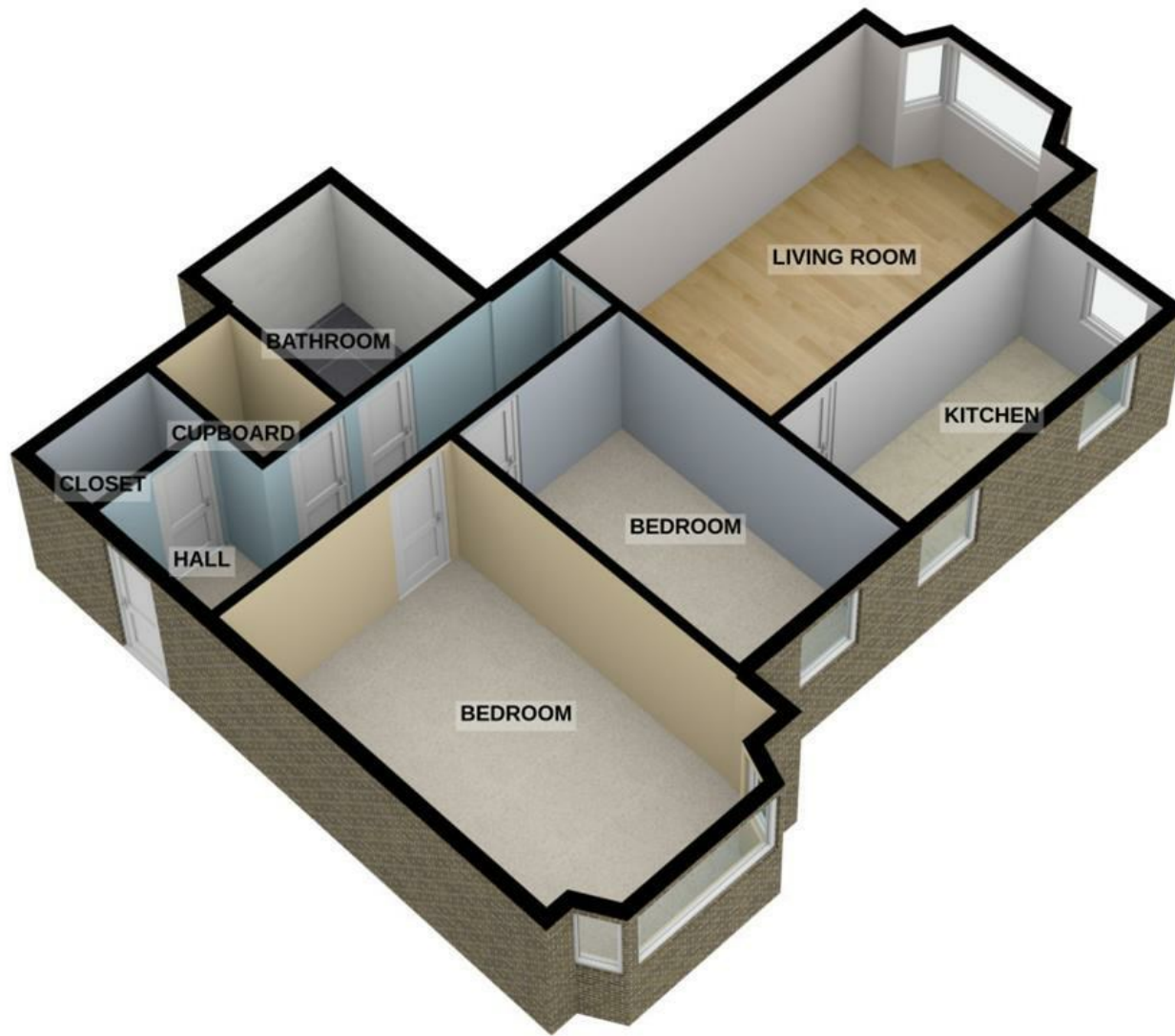


68.2 sq.m. (734 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

### CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2NN

ASKING PRICE £169,995

- NO CHAIN - GORGEOUS FULLY REFURBISHED FIRST FLOOR APARTMENT IN SOUGHT AFTER LOCATION, CLOSE TO THE SEA FRONT, ST ANNES SQUARE AND TRANSPORT LINKS
- GARAGE VISITOR PARKING
- 2 DOUBLE BEDROOMS LOUNGE - MODERN BREAKFAST KITCHEN - CONTEMPORARY BATHROOM
- COMMUNAL LANDSCAPED GARDENS



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
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**Communal Entrance**  
(To the side of the block) - UPVC main entrance door leads into;

**Communal Hallway**  
Well kept hallway with meter cupboards, stairs to first floor, door into;

**Entrance to Flat 7**  
Entrance door leads into;

**Hallway**  
Intercom, storage cupboard with light, airing cupboard housing water cylinder with shelving, newly carpeted, doors lead to the following rooms,

**Bathroom**  
6'10 x 6'6  
Contemporary three piece white suite comprising of bath with overhead shower and glass screen, vanity wash hand basin and WC, wall mounted chrome heated towel rail, tiled floor, tiled walls, extractor fan

**Bedroom One**  
15'8 x 10'6  
Fantastic size room with new UPVC double glazed bay window to front allowing plentiful light, fitted wardrobes with overhead cupboards and bedside cabinets, newly carpeted, storage heater

**Bedroom Two**  
13'5 x 7'9  
New UPVC double glazed window to front, electric heater, newly carpeted

**Lounge**  
17'4 x 10'6  
Large new UPVC double glazed bay window to side, fireplace housing electric fire, two storage heaters, TV point, newly carpeted, door leads into;

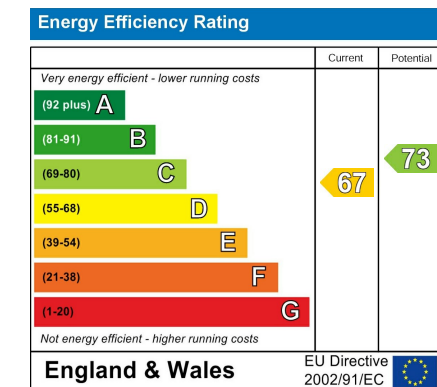


**Kitchen**  
13'4 x 6'1  
Three new UPVC double glazed windows to front and side, range of modern high gloss wall and base units with laminate work surfaces, integrated appliances include, stainless steel sink and drainer, oven/grill, 4 ring electric hob with overhead extractor, washing machine, space for fridge/freezer, fully tiled walls, tiled effect lino floor, breakfast bar

**Garage**  
Brick built single garage with up and over door

**Outside**  
Landscaped communal garden with plentiful resident and visitor parking

**Other details**  
Tenure - Leasehold  
Tax Band - C  
Management Charges - £80 per calendar month (includes window cleaning and buildings insurance)



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