



**CLIFTON DRIVE, LYTHAM ST. ANNES
FY8 5RQ**

£1,195 PER MONTH

- DELIGHTFUL 2 BEDROOM PURPOSE BUILT APARTMENT WITH SPECTACULAR VIEWS OVER MANICURED GARDENS AND THE RIBBLE ESTUARY
- SITUATED CLOSE TO LYTHAM TOWN CENTRE AND JUST A SHORT STROLL AWAY FROM LYTHAM GREEN, FAIRHAVEN LAKE, GRANNIES BAY AND LOWTHER GARDENS
- LOUNGE WITH JULIET BALCONY - CONTEMPORARY KITCHEN AND BATHROOM
- UTILITY ROOM AND ALLOCATED PARKING - EPC RATING C



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
Stairs lead to Apartment Two;

Entrance door
Radiator, small storage cupboard, doors lead to the following rooms;

Lounge
14'10 x 12'10
French doors open out to Juliet balcony, feature fireplace housing electric fire with marble surround and hearth. radiator, TV point. Door leads to;

Kitchen
5'12 x 7'7
UPVC double glazed window to the rear, Vinyl flooring, tiled to splash backs, radiator, range of wall and base units with laminate work surfaces, integrated appliances include; electric oven and grill, four ring electric hob, fridge and freezer, electric overhead illuminated extractor fan, stainless steel one and a half bowl sink and drainer, recessed spotlights.

Bathroom
9'11 x 6'30
UPVC window to the side, Vinyl flooring, four piece white suite comprising of; walk-in shower with overhead water fall shower, WC, bath, pedestal wash hand basin, wall mounted chrome heated towel rail, tiled to splashbacks, extractor fan, recessed, spotlights.

Bedroom One
12'8 x 11'
UPVC window to the rear, radiator, TV and telephone points, door leads to;

Utility Room
5'7 x 3'9
UPVC window to the front, wall mounted boiler, freestanding washer/dryer, Vinyl flooring.



Bedroom Two
9'1 x 11'5
UPVC window to rear, radiator.

Other Details
Allocated Parking
Fabulous views over the Ribble Estuary
Council Tax band C - £1,852.00 P/A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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