



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

ASKING PRICE £90,000

- WELL PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT WITH SEA VIEWS IN WELL ESTABLISHED RETIREMENT BLOCK
- SPACIOUS LOUNGE - BALCONY - KITCHEN - TWO DOUBLE BEDROOMS - SHOWER ROOM

- CLOSE TO THE SEA FRONT, TRANSPORT LINKS, LOCAL SHOPS AND A SHORT DRIVE TO ST ANNES & BLACKPOOL TOWN CENTRES
- COMMUNAL LOUNGE AND KITCHEN - COMMUNAL LAUNDRY ROOM - COMMUNAL WC - HOUSE MANAGER - ENERGY 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

Communal entrance door leads into;

Communal Hallway

Doors leading the ground floor apartments, laundry room, communal WC. Stairs and lift leading to the upper floors.

At the end of the communal hallway is the house managers office, communal lounge & kitchen and ding space.

Entrance to apartment 61

Entrance gained via solid timber door leading into;

Hallway

Wall mounted electric heating, cupboard housing the hot water cylinder which provides storage space, cupboard housing the fuse boxes and meter which provides further storage, warden assistance pull cord system. Doors leading to the following rooms;

Kitchen

8'1 at widest point x 7'10

UPVC double glazed windows to the front providing sea views, range of wall and base units, ' New World ' induction hob with overhead extractor fan, integrated ' Bush ' electric oven, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, space for dishwasher and fridge freezer, warden assistance pull cord, part tiled walls, lino flooring.

Lounge

23'2 x 10'8 at widest point

UPVC double glazed windows to the front, UPVC patio door leading out on to the balcony which has space for a small table and a chair, wall mounted electric heater, marble surround back drop and hearth housing a coal effect electric fire, warden assistance pull cord, television and telephone points, skirting boards,



coving.

Doors leading off the lounge and into;

Bedroom Two

15'8 x 9'6

UPVC double glazed windows to the front providing sea views, wall mounted electric heater, freestanding wardrobe, warden assistance pull cord, skirting boards.

Bedroom One

16'5 x 9'1

UPVC double glazed windows to the front providing sea views, wall mounted electric heater, large wardrobe with mirror fronted sliding door, warden assistance pull cord, skirting boards, coving.

Shower Room

6'8 x 5'5

Two piece suite comprising: WC and vanity wash hand basin, overhead shower in large single glazed cubicle with steps leading up to for access of access, fitted shelving, extractor fan, wall mounted heater, wooden flooring, wall mounted mirror with light above.

Outside

Laid to lawn communal gardens to the rear of the property. There are also some off road parking spaces and garages to the side.

Other details

Tax Band - C (£1,924.00 per annum)

Tenure: Leasehold

Length of lease: 125 years from 1 December 1993

Management Charges: £1,641.05 every six months.

Ground rent: £290.01 every six months



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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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