

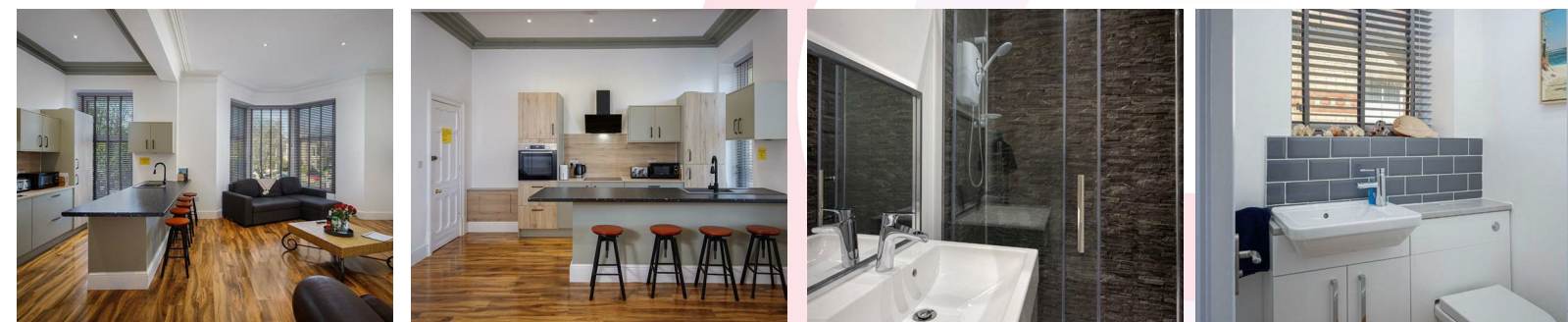
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024



CLIFTON DRIVE NORTH, LYTHAM ST. ANNES  
FY8 2PA

GUIDE PRICE £475,000

- RECENTLY REFURBISHED TO A VERY HIGH STANDARD APARTMENTS, IN PRIME POSITION MINUTES AWAY FROM ST ANNES SQUARE AND SEA FRONT
- ALSO IN CLOSE PROXIMITY OF ALL AMENITIES AND TRANSPORT LINKS
- OPTION TO PURCHASE A BLOCK OF 4 APARTMENTS OR INDIVIDUAL SELF CONTAINED ONE BEDROOM FRONT AND REAR FACING APARTMENTS
- OFF ROAD PARKING INCLUDED



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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**Entrance Vestibule**  
UPVC double glazed obscure door to the front. Wood panelled archway, original mosaic tiled floor, part tiled walls and decorative ceiling. Decorative glazed double doors and surrounding windows leading into:

**Entrance Hall**  
Original mosaic tiled flooring, three radiators, cupboard housing meters, ceiling and wall lights, picture rail, coving and staircase leading to the first floor leading to;

**Flat 2 - to the rear of the property -EPC Rating E**

**Lounge**  
UPVC double glazed window to the side, recessed ceiling lights. Original feature chimney breast fire surround with electric freestanding log effect fire. Original storage cupboards inbuilt to sides of fireplace, highly polished wood effect laminate flooring.

**Bedroom**  
UPVC double glazed window to the side, highly polished wood effect laminate flooring

**Kitchen**  
Range of high gloss grey modern fitted wall and base units incorporating laminate work surfaces and single composite sink with chrome mixer tap, integrated oven and hob with overhead extractor fan, part tiled walls, highly polished laminate wood effect flooring, recessed ceiling lights.

**Shower Room**  
Modern bathroom suite comprising of freestanding shower cubicle, pedestal basin and toilet. Tiled splashbacks

**Flat 3 - to the front of the property - EPC Rating**

**Lounge**  
Beautiful feature original fire place surround in marble, and large bay window to front of room allowing plentiful light. Highly polished wood effect laminate flooring throughout. Doors to bedroom and vanity washroom with WC. Room separated by breakfast bar leading into:

**Kitchen**  
Range of grey high gloss fitted wall and base units incorporating laminate work surface and inset single bowl stainless steel sink with twin taps, integrated oven, electric hob and extractor above, laminate flooring, tiled splash backs, strip lighting aforementioned breakfast bar. Modern led spotlights

**Bedroom**  
UPVC Double Glazed Window to the side, highly polished wood effect laminate flooring, recessed spotlights.

**En- suite Shower Room**  
Modern bathroom suite comprising of freestanding shower cubicle, pedestal basin and toilet. Tiled splashbacks

**First Floor Split Level Landing**  
Wall and ceiling lights. Staircase leading to second floor.

**Flat 4 - to the rear of the property -EPC Rating D**

**Lounge**  
UPVC double glazed window, marble fire surround with space for fire, recessed spot lights to ceiling, highly polished wood effect laminate flooring leading into:

**Kitchen**  
Range of fitted wood effect wall and base units incorporating single bowl composite sink and drainer with twin taps, fitted cooker, inlaid hob and extractor fan, grey tiled splash backs.



**Shower Room**  
Bathroom suite comprising: shower cubicle with electric shower, pedestal wash hand basin with twin taps and WC and tiled splash backs.

**Bedroom**  
UPVC double glazed window to the side, highly polished wood effect laminate flooring, recessed spot lights

**Flat 5 - to the front of the property -EPC Rating F**

**Kitchen**  
Modern high gloss grey fitted wall and base units incorporating laminate work surface and inset single bowl composite sink and drainer with twin taps and grey tiled splash backs. Fitted washing machine. Recessed spot lights

**Lounge**  
UPVC double glazed window to the side and beautiful balcony to the front with space for a bistro set, television point, feature fireplace with space for freestanding electric fire. Highly polished wood effect laminate flooring throughout. Door off living area leads to a vanity washroom with WC

**Shower Room (ensuite to bedroom)**  
Three piece suite comprising: shower cubicle with wall mounted electric shower, handbasin and WC. Modern tiled splashbacks

**Bedroom**  
UPVC double glazed window to the side, highly polished wood effect flooring and recessed modern spotlights

**External**  
There is parking area to the front of the property finished in slate shingle. There is a parking space for each property allowing parking for one car per flat.

**Other details**  
Tenure - Leasehold  
Length of term left on lease - 880 years  
Ground Rent (per flat) £30.00 P.A.

Council Tax Band - TBC

EPC ratings: EPC rating for flat 2: E, EPC rating for flat 3: D, EPC rating for flat 3: D, EPC rating for flat 4: D, EPC rating for flat 5: F

**Management and Fees -**  
The block is managed between all flat owners  
Management Fees £100 PCM per flat - includes ground rent, building insurance, window cleaning and car park and communal cleaning  
Pets are allowed in the building at the discretion of the management company

**Auction Information**  
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

**Auctioneers Additional Comments**  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing



Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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

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