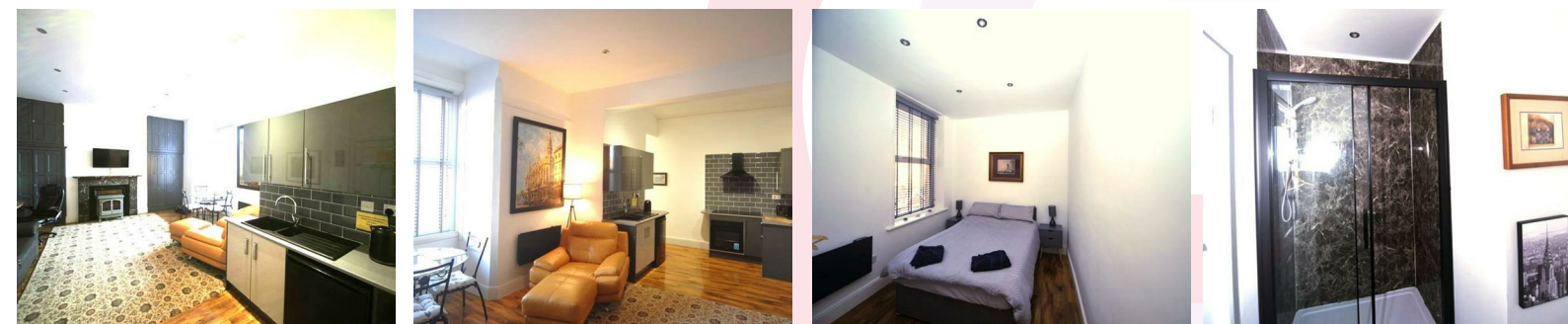




**CLIFTON DRIVE NORTH, LYTHAM ST. ANNES  
FY8 2PA**

**£132,500**

- FIRST FLOOR ONE BEDROOM APARTMENT RECENTLY REFURBISHED TO A VERY HIGH STANDARD IN PRIME POSITION
- LOUNGE - KITCHEN - SHOWER ROOM - BEDROOM
- MINUTES AWAY FROM ST ANNES SQUARE AND SEA FRONT ALSO IN CLOSE PROXIMITY OF ALL AMENITIES AND TRANSPORT LINKS
- 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. Original internal door to rear leads to:

#### Flat 2

#### Lounge

UPVC double glazed window to side, recessed ceiling lights. Original feature chimney breast fire surround with free standing electric freestanding log effect fire. Original storage cupboards inbuilt to sides of fireplace, 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.

#### Bedroom

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

#### Shower Room

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

#### External

There is a parking area to the front of the property finished in slate shingle. There is parking available for one vehicle



#### Other details

\*PLEASE NOTE some internal images have been used for illustration purposes only\*

Tenure - Leasehold

Length of term left on lease - 880 years

Ground Rent (per flat) £30.00 P.A.

Council Tax Band - TBC

EPC rating E

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



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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