



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

**£162,500**

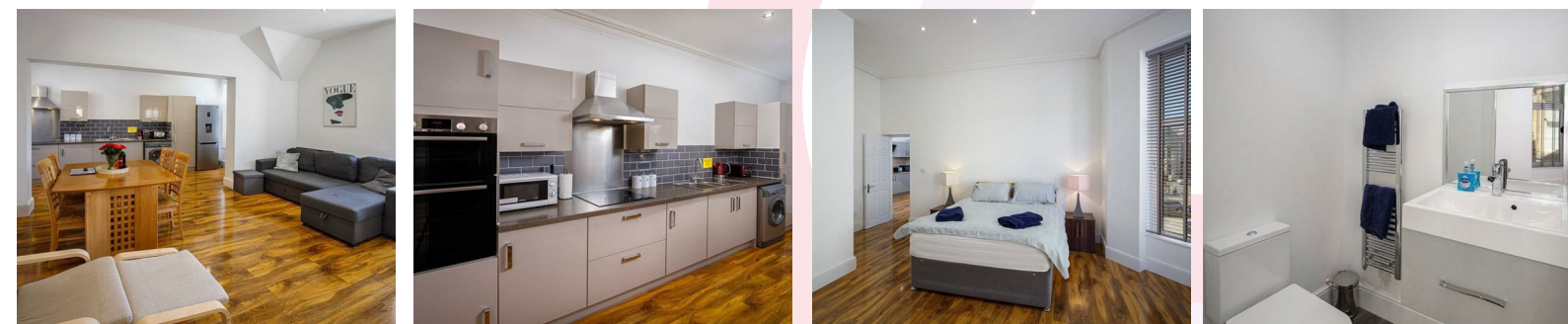
- SECOND FLOOR APARTMENT WITH FRONT FACING BALCONY RECENTLY REFURBISHED TO A VERY HIGH STANDARD APARTMENT IN PRIME POSITION MINUTES AWAY FROM ST ANNES SQUARE AND SEA FRONT
- ALSO IN CLOSE PROXIMITY OF ALL AMENITIES AND TRANSPORT LINKS
- LOUNGE - KITCHEN - SHOWER ROOM - BEDROOM
- OFF ROAD PARKING INCLUDED



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 lead to:

### Entrance Hall

Continued original mosaic tiled flooring, three radiators, cupboard housing meters, ceiling and wall lights, picture rail, coving and staircase leading to the first floor.

### Second Floor Split Level Landing

Skylight window, ceiling and wall lights. Staircase from the first floor leading to landing, Internal original entrance door to front leads to:

### Flat 5

#### 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. A door in the living area leads to a vanity washroom with WC

#### 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

#### 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 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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