



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

**£162,500**

- 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 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. Internal original door at front of property leads into

### Flat 3

#### 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

#### Shower Room (ensuite to bedroom)

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

#### Bedroom

Windows to the side, highly polished wood effect laminate flooring, recessed 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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