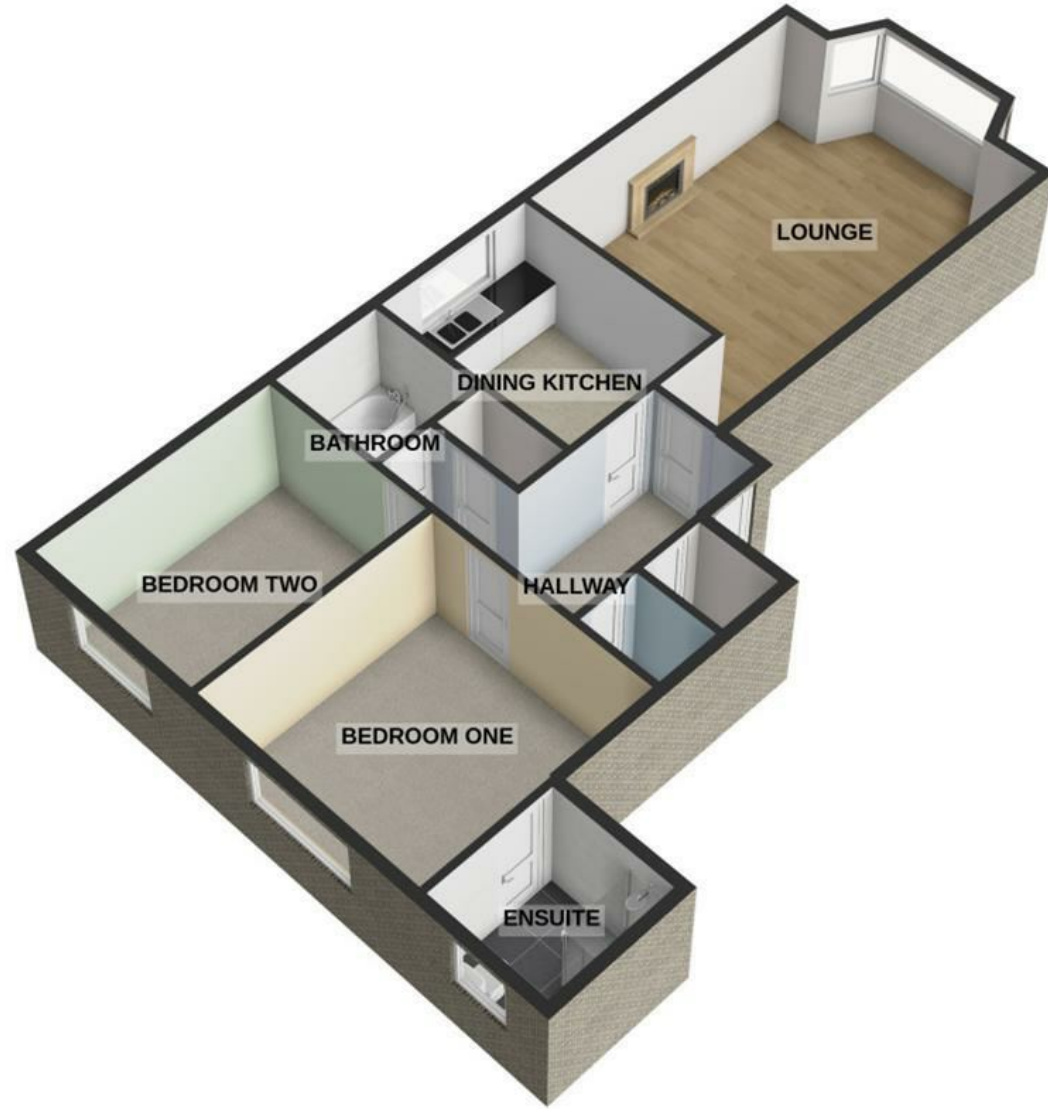


85.9 sq.m. (925 sq.ft.) approx.



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 SOUTH, LYTHAM ST. ANNES **ASKING PRICE £225,000**
FY8 1HW

- BEAUTIFULLY PRESENTED 2 BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT IN MUCH SOUGHT AFTER LOCATION
- CLOSE TO ST ANNES SQUARE, THE SEA FRONT & TRANSPORT LINKS
- 2 DOUBLE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - DINING KITCHEN - GARAGE & VISITOR PARKING - ENERGY RATING - D BATHROOMS - EN-SUITE



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

Timber door with glazed inserts leading into;

Communal Porch

Letter boxes, intercom system, timber door with glazed inserts leading into;

Communal Hallway

Door leading into flat 3;

Hallway

Spacious L shaped hallway with intercom entry phone system, electric radiator, airing cupboard housing hot water cylinder which is also plumbed for a tumble dryer, two good sized storage cupboards, telephone point, coving, skirting boards, doors leading to the following rooms;

Lounge

21'1 (into bay) x 14'10

Spacious reception room with large UPVC double glazed walk in bay window to front allowing plentiful light, wooden surround with marble hearth housing contemporary log effect electric fire, two sets of electric radiators, space for dining set, television point, coving, skirting boards.

Dining Kitchen

11'3 x 9'1

UPVC double glazed window to side, plinth heater, comprehensive range of modern fitted wall and base units with wooden work surfaces, Carron granite sink and mixer tap, paneled to splash backs, integrated appliances include: ' Hotpoint ' electric oven and grill, ' Hisense ' induction hob with overhead extractor, fridge freezer, plumbed for washing machine, space for table and chairs, laminate flooring, skirting boards.

Bedroom One

12'11 x 12'8

UPVC double glazed window to rear, electric radiator,



fitted wardrobes with sliding door and two sets of matching fitted drawer units, television point, coving, skirting boards, door leading into;

En Suite

6'5 x 5'8

UPVC double glazed opaque window to rear, three piece contemporary suite comprising; wet room area with overhead drench style shower and further shower attachment, pedestal wash hand basin, WC, fully paneled tile effect walls and ceramic tiled floor, paneled ceiling, chrome wall mounted towel heater, shaver point, wall mounted mirror fronted cabinet.

Bedroom Two

12'11 x 9'9

UPVC double glazed window to rear, electric radiator, fitted wardrobes with wooden sliding doors, television point, coving, skirting boards.

Bathroom

7'1 x 6'

UPVC double glazed opaque window to the side, two piece white comprising: WC and vanity wash hand basin, mains powered shower in single glazed cubicle, chrome wall mounted towel heater, fully paneled walls and ceiling, decorative tiled flooring.

Outside

Beautifully kept laid to lawn communal garden area to the front of the property with hedge and shrub borders. There are also 4 visitor parking spaces. To the rear of the property there is a garage.

Other Details

Tax Band: D (£2,165.00 per annum)

Tenure: Leasehold - 956 years left on the lease.

Management Charges: £1,367.51 per annum paid quarterly (£341.00 per quarter) - Ground rent:

£40.00 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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