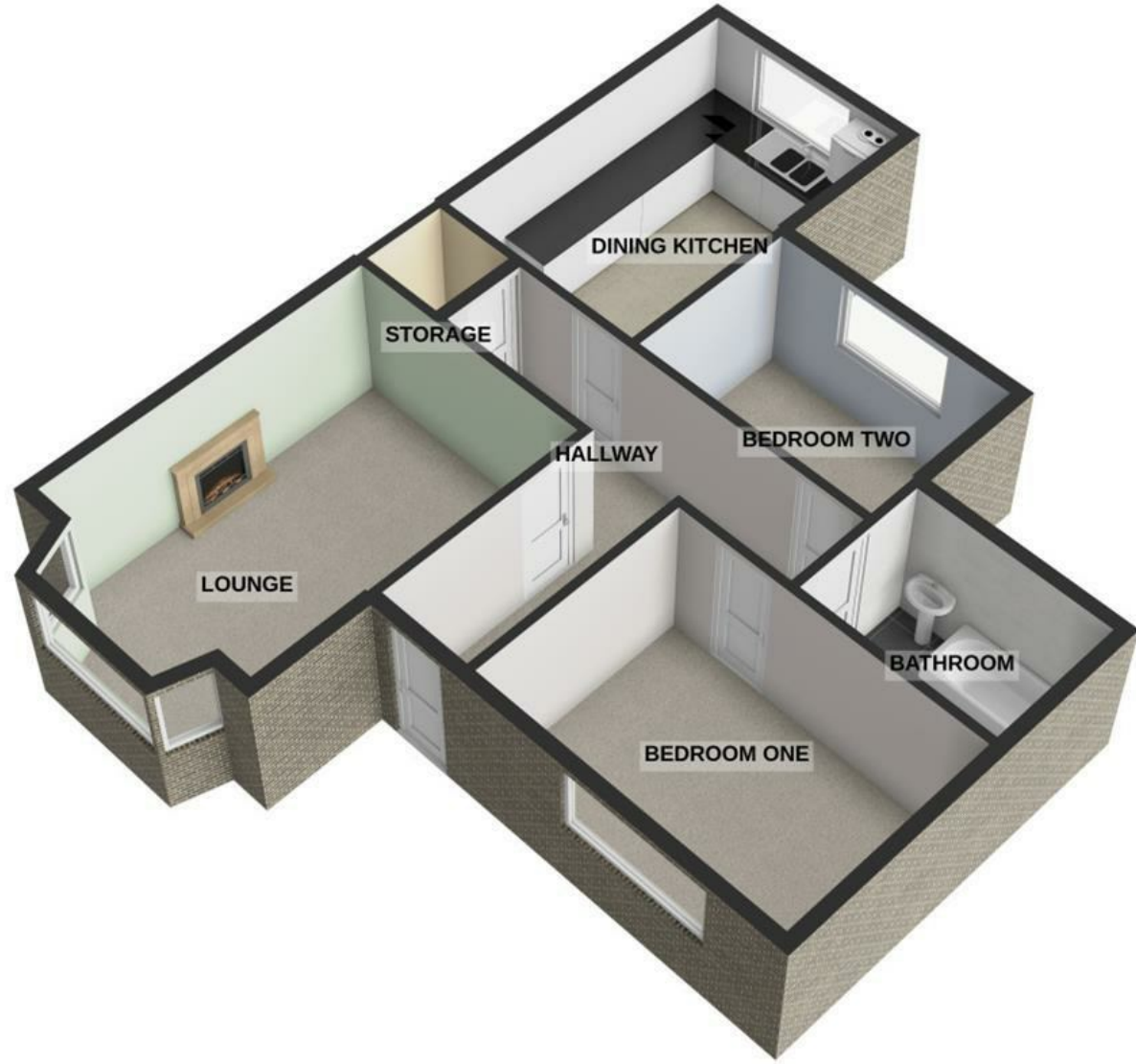


GROUND FLOOR
69.1 sq.m. (743 sq.ft.) approx.



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.
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**441 CLIFTON DRIVE NORTH, LYTHAM ST. ANNES ASKING PRICE £180,000
FY8 2PW**

- GORGEOUS GROUND FLOOR APARTMENT IN HIGHLY SOUGHT AFTER LOCATION
- METRES FROM THE BEACH, CLOSE TO ST ANNES SQUARE & TRANSPORT LINKS
- IMMACULATE CONDITION THROUGHOUT - PRIVATE ENTRANCE - TWO BEDROOMS - SHOWER ROOM
- BREAKFAST KITCHEN - BRIGHT AND SPACIOUS LOUNGE - OFF ROAD PARKING & GARAGE



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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Private Entrance

UPVC entrance door with opaque glass inserts leads into;

Hallway

Wood effect laminate flooring, radiator, door to storage cupboard with light, doors lead to the following rooms;

Lounge

16'2 x 11'2
UPVC double glazed bay window to side, feature fireplace with decorative surround, marble backdrop and hearth housing electric fire, TV and telephone points, radiator, wood effect laminate flooring,

Bedroom One

14'7 x 9'10
UPVC double glazed window to side, wood effect laminate flooring, radiator, television and telephone points.

Bathroom

7'11 x 5';
Three piece white suite comprising of; bath with overhead shower, pedestal wash hand basin and WC, wood effect laminate flooring, fully tiled walls, extractor fan, radiator.

Bedroom Two

10'7 x 7'5
UPVC double glazed window to rear, wood effect laminate flooring, radiator.

Breakfast Kitchen

14'5 x 9'9
UPVC double glazed window to rear, good range of wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer, cupboard housing ' Greenstar ' Worcester boiler, space for fridge/freezer, space for freestanding cooker,



overhead illuminated extractor, plumbed for washing machine, space for tumble dryer, tiled to splash backs, space for table and chairs, radiator.

Garage

Brick built garage with up and over door, plus a light.

Outside

There is an allocated parking space to the front of the block.

Other Details

Tax Band - C (£1,943.60 per annum)
Tenure - Leasehold (residue of 999 years)
Maintenance charges - £64.50 per month which includes maintenance of the grounds and any repairs required (this includes the garage and roof).
There is Sky broadband currently set up in the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	78
(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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