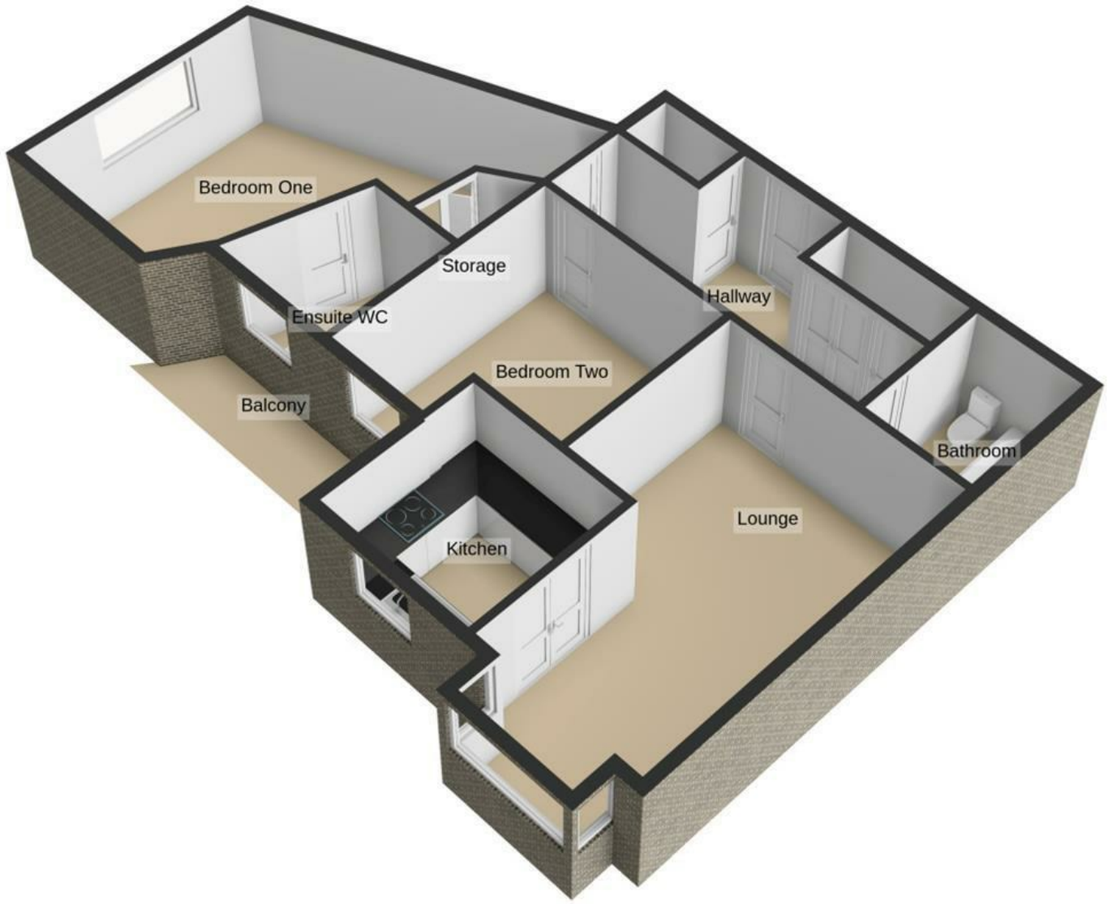
839 sq.ft. (78.0 sq.m.) approx.



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 © 2026

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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY Estate Agents
St. Annes 01253 711511

CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2SU

ASKING PRICE £85,000

- WELL PRESENTED THIRD FLOOR RETIREMENT APARTMENT LOCATED WITHIN A STONES THROW OF THE BEACH WITH GOOD SURROUNDING VIEWS - NO CHAIN INVOLVED
- CONVENIENTLY CLOSE TO LOCAL SHOPS, GOOD TRANSPORT LINKS AND MOTORWAY ACCESS
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - THREE PIECE BATHROOM - WEST FACING BALCONY WITH SEA VIEWS
- GARAGE - HOUSE MANAGER - LIFT TO ALL FLOORS - COMMUNAL GARDENS - COMMUNAL LOUNGE AND KITCHEN - COMMUNAL LAUNDRY ROOM - GUEST SUITE - EPC RATING: C

2 2 1 0 1

www.countyestateagentsltd.com

Communal Entrance
Communal entrance door leading into;

Communal Hallway
Doors leading the ground floor apartments, laundry room, communal WC, stairs and lift leading to the upper floors, at the end of the communal hallway is the house managers office, communal lounge & kitchen with dining space.

Entrance To Apartment 62
Entrance gained via solid timber door leading into;

Hallway
Entry phone system, warden alert system and pull cord, cupboard housing the fuse box, electric meter and hot water cylinder which also provides storage space, fitted cupboard providing further storage space, wall mounted storage heater, doors leading to the following rooms;

Bathroom
5'6 x 7'1 at widest point
Three piece suite comprising of; bath with overhead electric shower, vanity wash hand basin and WC, two wall mounted electric heaters, wall mounted heated towel rail, fully tiled walls, wall mounted mirror with overhead strip light and electric shaving point, coving.

Lounge
17'5 x 11'5 at widest point
Large UPVC double glazed window to the side, large wall mounted storage heater, decorative wooden fireplace with marble backdrop, warden alert pull cord, three wall mounted lights, television and telephone points, wall mounted mirror, coving, set of doors with single glazed inserts leading into;

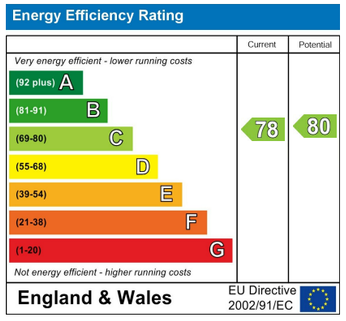
Kitchen
8'11 x 5'8
UPVC double glazed window to the side, good range of wall and base units, wooden work surfaces, enamel sink and drainer, overhead illuminated extractor hood, integrated appliances include; 'Whirlpool' induction hob and fridge freezer, plumbed for a washing machine, wall mounted heater, part tiled walls, coving.

Bedroom Two
10'6 at widest point x 9'4
Large UPVC double glazed window to the side, wall mounted storage heater, warden alert pull cord, set of wall lights, coving.

Bedroom One
21'6 at widest point x 9'3
Large UPVC double glazed window to the front, UPVC double glazed window to the side, wall mounted storage heater, fitted wardrobes with matching drawers and cupboard, coving, UPVC door with double glazed glass inserts leading out to the balcony. door leading into;

En-suite WC
5'10 x 3'7
UPVC double glazed opaque window to the side, two piece suite comprising of; WC and pedestal wash hand basin, part tiled walls, wall mounted electric heater, wall mounted heated towel rail, wall mounted mirror with strip light above, wall mounted mirror fronted cabinet, coving.

Balcony
Spacious West facing balcony with tiled flooring and plentiful space for table and chairs, perfect for enjoying the afternoon/evening sun.

Outside
Laid to lawn communal gardens to the rear of the property. There are also off road parking spaces and garages to the side.

Other Details
Tenure: Leasehold - Length of Lease 93 Years from 1994
Maintenance Charge: £3,717.92
Ground Rent: £290.00 per annum
£366.60 per annum for the garage
Number of years left on the lease: 63
Council Tax Band: C