



CLIFTON DRIVE, LYTHAM ST. ANNES FY8 5RQ

£1,395 PER MONTH

- IMMACULATELY PRESENTED SECOND FLOOR UNFURNISHED APARTMENT IN HIGHLY SOUGHT AFTER LOCATION - NO LIFT
- TWO BEDROOMS - BRIGHT & AIRY LOUNGE - MODERN FITTED KITCHEN - FOUR PIECE CONTEMPORARY BATHROOM
- SITUATED CLOSE TO LYTHAM TOWN CENTRE AND JUST A SHORT STROLL AWAY FROM LYTHAM GREEN, FAIRHAVEN LAKE, GRANNIES BAY AND LOWTHER GARDENS
- PRIVATE BALCONY WITH SPECTACULAR VIEWS OVER MANICURED GARDENS AND THE RIBBLE ESTUARY - ALLOCATED PARKING - AVAILABLE NOW - EPC RATING C



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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
Stairs lead to the upper floors.

Entrance to Apartment 3
Solid timber door leads into:

Hallway
Finished with decorative wall paneling, carpeted flooring, radiator and fuse box, doors lead into the following rooms;

Bedroom Two
11'6 x 9'4
Large UPVC double glazed window to the front, large radiator, coving.

Bedroom One
13'3 x 10'11
Large UPVC double glazed window to the front, large radiator, coving, door leading into:

Storage Cupboard
5'10 x 4'
UPVC double glazed window to the rear, radiator.

Bathroom
10'9 x 6'4
Four piece white suite comprising of overhead mains powered shower with further shower attachment within large shower cubicle, bath, pedestal wash hand basin and WC, part tiled walls, recessed spotlights, extractor fan, vinyl flooring, radiator, large UPVC double glazed opaque window to the side.

Lounge
13'11 x 12'8
Set of French doors opening up to balcony, decorative wooden fireplace with marble backdrop and hearth housing living flame effect gas fire, large radiator, television point, decorative ceiling, coving.



Balcony
Glass balustrade balcony with views over beautifully landscaped gardens, the Ribble Estuary and beyond the spacious balcony has plentiful space for seating making this a perfect place to enjoy the afternoon sunshine and tranquility that the location offers.

Kitchen
12' x 8'5
Good range of wall and base units, laminate work surfaces, one and half stainless steel sink bowl and drainer, freestanding 'Hotpoint' gas hob and oven, 'Zanussi' washing machine, integrated fridge freezer, part tiled walls, vinyl flooring, recessed spotlights, radiator, large UPVC double glazed window to the rear.

Other Details
Council Tax Band: C

