



CLIFTON DRIVE SOUTH, LYTHAM ST ANNES
FY8 1HQ

£850 PER MONTH

- FULLY FURNISHED MODERNISED FIRST FLOOR APARTMENT WITH JULIETTE BALCONY IN GREAT LOCATION CLOSE TO ST ANNES SQUARE & THE SEA FRONT
 - LARGE OPEN PLAN LOUNGE & DINING KITCHEN - TWO BEDROOMS - BATHROOM - GARAGE
- EPC RATING C - AVAILABLE MID NOVEMBER 26



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

Solid timber double opening doors lead to:

Communal Hallway

Carpeted with stairs leading to first floor.

Entrance

Solid timber entrance door leads into:

Dining Kitchen

13'04 x 10'00

UPVC double glazed windows to the rear, range of modern wall and base units with laminate work surfaces, integral electric oven with grill, four ring gas hob, fridge freezer, washing machine, dishwasher, stainless steel sink with drainer, wood effect vinyl flooring, recessed spotlights, open plan to:

Lounge

13'04 x 10'10

UPVC double glazed windows to the rear with doors leading to the Juliette balcony, wood effect vinyl flooring, recessed spotlights, radiator, solid timber door leading to:

Inner Hallway

Storage cupboard, doors lead to the following rooms:

Bedroom One

11'02 x 8'03

UPVC double glazed windows to the side, radiator, carpeted, recessed spotlights.

Bedroom Two

10'08 x 7'08

UPVC double glazed window to the rear, radiator, carpeted, recessed spotlights.

Bathroom

6'09 x 5'05

UPVC double glazed opaque windows to the rear, three piece white suite comprising of: bath with over



head shower, WC and pedestal wash hand basin, tiled walls, vinyl flooring, wall mounted heated towel rail.

Outside

Well presented laid to lawn communal garden area with driveway leading to garage at the rear of the property.

Other Details

Council Tax Band - A

Energy Rating: C

