



**606 CLIFTON DRIVE NORTH, LYTHAM ST. ANNES
FY8 2RN**

£1,200 PER MONTH

- GORGEOUS 1ST FLOOR APARTMENT SET IN A PRIME LOCATION AND JUST A SHORT WALK TO THE BEACH
- THIS SECURELY GATED COMPLEX ALSO HAS ACCESS TO A PRIVATE AREA ON THE DUNES
- CONTEMPORARY OPEN PLAN DINING LOUNGE/KITCHEN - MODERN BATHROOM - 2 BEDROOMS WITH CONTEMPORARY EN-SUITE TO PRINCIPAL BEDROOM
- SOUTH WESTERLY FACING BALCONY - ALLOCATED PARKING - COMMUNAL GARDENS - AVAILABLE MID JULY 26

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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

Intercom entry phone system, double glazed communal entrance doors from both the right and left hand sides leading into:

Communal Hallway

Ceramic tiled flooring, lift and feature staircase with stainless steel and glass balustrade leading to upper floors.

Entrance to Apartment 12

Located on the first floor, solid oak door leading into:

Hallway

Radiator, alarm panel, wood effect laminate flooring, recessed halogen spotlights, doors leading into the following rooms;

Bathroom

9'0 x 7'7

Four piece white suite comprising of; overhead mains powered waterfall style shower within shower cubicle, bath with television inset into tiling and speakers above, wall hung wash hand basin and WC, electric shaver point, extractor vent, double radiator, tiled flooring, part tiled walls, recessed halogen spotlights.

Hallway Cupboard

Electric hot water system and tank, consumer unit.

Principal Bedroom

16'7 x 10'5

Large UPVC double glazed window to the rear, double radiator, television and telephone points, wood effect laminate flooring, door leading into;

En-Suite Shower Room

9' x 5'8

Three piece white suite comprising of; overhead mains powered waterfall style shower in large shower cubicle, wall hung wash hand basin with shelf underneath and WC, part tiled walls, tiled floor, wall mounted mirror, extractor vent, radiator, wall mounted towel holder.



Bedroom Two

11'8 x 9'

Large UPVC double glazed window to the rear, radiator, television point, wood effect laminate flooring.

Open Plan Dining Lounge/Kitchen

29'1" x 17'0"

Good range of modern soft closing wall and base units with under lighting, 'Quartz' work surfaces, stainless steel bowl sink and drainer, integrated appliances include: induction hob with overhead illuminated extractor hood, 'Zanussi' electric double oven, under counter fridge and separate freezer, 'Indesit' washing machine, recessed halogen spotlights, wood effect laminate flooring.

The kitchen flows nicely into the dining lounge where there are large floor to ceiling UPVC double glazed windows to the rear allowing plentiful light, UPVC door with double glazed glass inserts leading out to the balcony, three double radiators, television, telephone and satellite points, recessed halogen spotlights, wood effect laminate flooring, two cupboards providing storage space, space for dining table and chairs, set of wall lights.

Balcony

9'3 x 4'8

Composite decked flooring and glass balustrade with views over the communal garden and sand dunes, space for seating.

Outside

Accessed via a secure gated entrance. To the front of the property there is an allocated parking space and plentiful visitor parking.

To the rear of the property there are communal gardens which are laid to lawn. Secure gated access leads to a short walk via a private pathway over the



sand dunes and leads directly through to the beach with truly stunning panoramic views.

Other Details

Council Tax Band: E

EPC rating: C

The apartment comes unfurnished.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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	