



**CLIFTON DRIVE NORTH, LYTHAM ST. ANNES
FY8 2PH**

ASKING PRICE £220,000

- SECOND FLOOR PURPOSE BUILT APARTMENT - PRIME ST ANNES LOCATION WITHIN METRES OF THE TOWN CENTRE, PROMENADE AND TRANSPORT LINKS
- UNDER GROUND SECURE GARAGE WITH ALLOCATED PARKING SPACE - AMPLE VISITOR PARKING - COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS - SPACIOUS RECEPTION ROOM - PRIVATE BALCONY - LARGE OPEN PLAN DINING KITCHEN - SHOWER ROOM - SEPARATE WC



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

Steps lead up to covered external porch, double doors lead to inner porch housing letterboxes, intercom entry system and secure door that leads into:

Communal Hallway

Stairs and lift to upper floors.

Entrance to apartment 83

Entrance door leading into:

Entrance Hall

Spacious hallway with four good sized storage cupboards, one houses the consumer unit, one houses the water tank, doors lead to the following rooms:

Lounge

20'00 x 12'11

UPVC double glazed patio door leading to the balcony, electric fire with decorative surround, television point.

Balcony

Glass and steel balustrade, space for a table and two chairs, tiled flooring.

Dining Kitchen

20'00 x 10'09

UPVC double glazed window to the rear, good range of modern white high gloss wall and base units with laminate work surfaces, integrated appliances include: 'Candy' four ring electric hob with overhead illuminated extractor fan, 'Candy' electric oven and grill, fridge and freezer, composite one and a half bowl sink with drainer, under unit 'Zanussi' washing machine and 'Candy' dishwasher, tiled to splashbacks, laminate flooring, space for dining table and chairs, telephone point.

Bedroom One

15'0 x 10'04

UPVC double glazed window to the rear, fitted wardrobes, television point.



Bedroom Two

11'01 x 10'0

UPVC double glazed window to the rear, fitted wardrobes, television point.

Shower Room

7'10 x 5'03

Three piece suite comprising of: WC, vanity wash handbasin, large walk-in shower cubicle with electric overhead shower, wall mounted heated towel rail, extractor fan, fully tiled walls and floor, shaver point.

WC

5'02 x 2'06

Two piece suite comprising of: WC, pedestal wash handbasin, fully tiled walls and floor.

Outside

Beautifully kept laid to lawn communal garden areas to front and side with flower beds and borders which host a variety of plants, shrubs and bushes.

Garage

Underground communal garage with allocated parking space. This is accessed via a remote controlled up and over door.

Other Details

Tenure: Leasehold

Maintenance Charge: £1,995.00 per annum (this includes: the maintenance of the building and gardens plus communal cleaning).

Buildings Insurance: £673.96 per annum.

Ground Rent £75.00 per annum.

Council Tax Band: D (£2,509.35 per annum).

Energy Rating: C.

****Please Note**** That this block is managed separately from The Majestic block numbered 1-69 and is not subjected to a Section 20 order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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	