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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COUNTY
Estate Agents

St. Annes 01253 **711511**

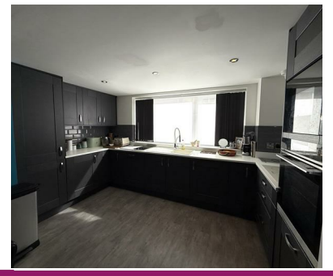


297 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES FY8 1HN

ASKING PRICE £340,000

- IMMACULATE THROUGHOUT - GROUND FLOOR PURPOSE BUILT APARTMENT WITHIN THE OVER 50S CLIFTON COURT DEVELOPMENT - 3 DOUBLE BEDROOMS - TWO SHOWER ROOMS
- STUNNING OPEN PLAN DINING KITCHEN - BRIGHT & SPACIOUS LOUNGE
- PRIVATE SOUTH FACING PATIO - OFF STREET PARKING & GARAGE
- JUST A FEW MINUTES WALK TO ST ANNES SQUARE & THE SEAFRONT - NO CHAIN

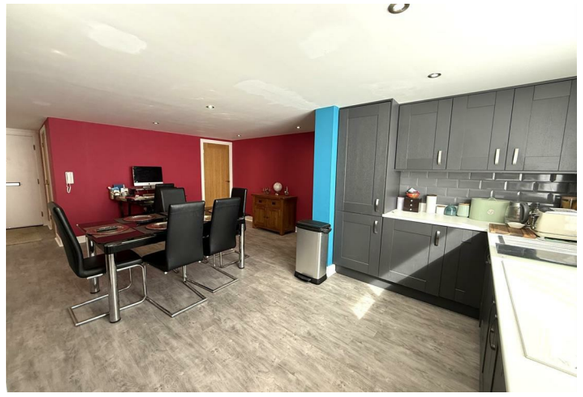
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Communal Entrance
Security intercom entry system.

Communal Hallway
Stairs and lift to upper floors. This apartment is situated on the ground floor.

Entrance to Apartment 3
Solid timber entrance door leading into;

Hallway
Storage cupboards housing consumer unit, open to;

Dining Kitchen
19'10 x 15'2
Fabulous open plan dining kitchen with UPVC double glazed window to side and remote control electric blind, good range of contemporary wall and base units with laminate work surfaces, integrated appliances include; one and a half bowl sink and drainer, microwave, oven/grill, 4 ring induction hob with overhead illuminated extractor, fridge, freezer, dishwasher, washing machine and tumble dryer, tiled to splash backs, recessed spotlights, wood effect laminate flooring, radiator, intercom.

Lounge
21.4 x 12'5
Bright and spacious lounge, UPVC double glazed patio doors with remote control electric blind leading onto south facing private patio, UPVC double glazed window to side with remote control electric blind, Sky television point, radiator.

Bedroom Two
13'3 x 10'7
UPVC double glazed window to rear with fitted blind, UPVC double glazed opaque window to side, radiator, cupboard housing combi boiler.

Inner Hallway
Airing cupboard, doors to;

Shower Room
7'11 x 5'
Three piece contemporary white suite comprising of; walk shower cubicle with waterfall shower and further attachment, vanity wash hand basin and WC, wall mounted illuminated mirror, wall mounted heated towel rail, fully tiled walls, vinyl flooring, recessed spotlights, extractor fan.

Bedroom One
14'4 x 10'11 (to front of wardrobes)
UPVC double glazed window to rear with fitted blind, radiator, fitted ' Sharps' wardrobes, Sky television point, door leads into;

En-Suite
7'8 x 5'1
UPVC double glazed opaque window to rear, three piece contemporary white suite comprising of; walk in shower cubicle with water fall shower and further attachment, vanity wash hand basin and WC, wall mounted illuminated mirror, wall mounted heated towel rail, fully tiled walls, vinyl flooring, recessed spotlights, extractor fan.

Bedroom Three
13'4 x 8'9
UPVC double glazed window to rear with fitted blind, radiator, alcove perfect for wardrobes, storage cupboard.

Outside
The apartment benefits from its own south facing patio.

Communal landscaped gardens.

Garage
Up and over door. light.

Other Details
Council Tax Band: B (£1,951.71 per annum).
Tenure: Leasehold.
Service Charge: £198.00 Per calendar month (this includes buildings insurance, maintenance of the building, communal gardens and window cleaning).
Energy Rating - C.

