



**Lytham**  
Estate Agents

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**Apartment 53, Lemon Tree Court Clifton Drive North, Lytham**  
**St. Annes FY8 2SU**

**Offers Over**  
**£90,000**

*Beautifully Presented Two-Bedroom Apartment with Panoramic Beach Views in Sought-After Over 55's Development*



**Entrance Hall**

Spacious hallway with laminate flooring, coving, and a pendant light. Wall-mounted secure intercom system. Storage cupboard housing a newly fitted Gledhill hot water cylinder and fuse board. Doors lead to:

**Lounge**

A generously sized lounge with large UPVC double-glazed windows showcasing breathtaking beach views. Features include carpeted flooring, wall-mounted lights, and an electric fire with a decorative surround. Double doors open to the modern kitchen.

**Kitchen**

Modern fitted kitchen, installed one year ago, featuring a range of wall and base units with laminate work surfaces and a tiled splashback. Appliances include an induction hob with an extractor fan above and a fan oven, with space for a freestanding fridge freezer. A sink with a mixer tap and drainer sits beneath a UPVC double-glazed window, offering discrete beach views. Finished with vinyl flooring, a ceiling light fitting, and coving.

**Bedroom One**

A spacious and bright double bedroom featuring fitted wardrobes with ample space for additional furniture. A UPVC double-glazed window frames stunning beach views, while a double-glazed door opens onto a private balcony, offering panoramic views over St. Annes Beach and the Blackpool promenade. Additional features include wall-mounted lights, carpeted flooring, oil filled radiator and coving.

**Bedroom Two**

A versatile second bedroom featuring a UPVC double-glazed window, wall-mounted light, coving, storage heater and carpeted flooring.

**Bathroom**

Recently installed waterproof ceiling, fully tiled walls and flooring. The three-piece suite comprises a WC with a button flush, a wash basin with a mixer tap and vanity unit below, and an enclosed shower cubicle with a plumbed mixer shower. Additional features include an extractor fan, a wall-mounted heater, and a wall-mounted light.

**WC**

Convenient ensuite WC featuring a pedestal wash basin with twin taps and a WC with handle flush. The room includes tiled flooring and walls, a UPVC double-glazed obscured window, a ceiling light, and a wall-mounted heater.

**Additional Information**

Service Charge: £1,800, payable twice yearly  
Ground Rent: £250, payable twice yearly

What is included:

- Building insurance
- Window cleaning
- Communal area cleaning
- Communal grounds maintenance
- Water supply
- Free use of communal washers and dryers for residents

**Disclaimer**

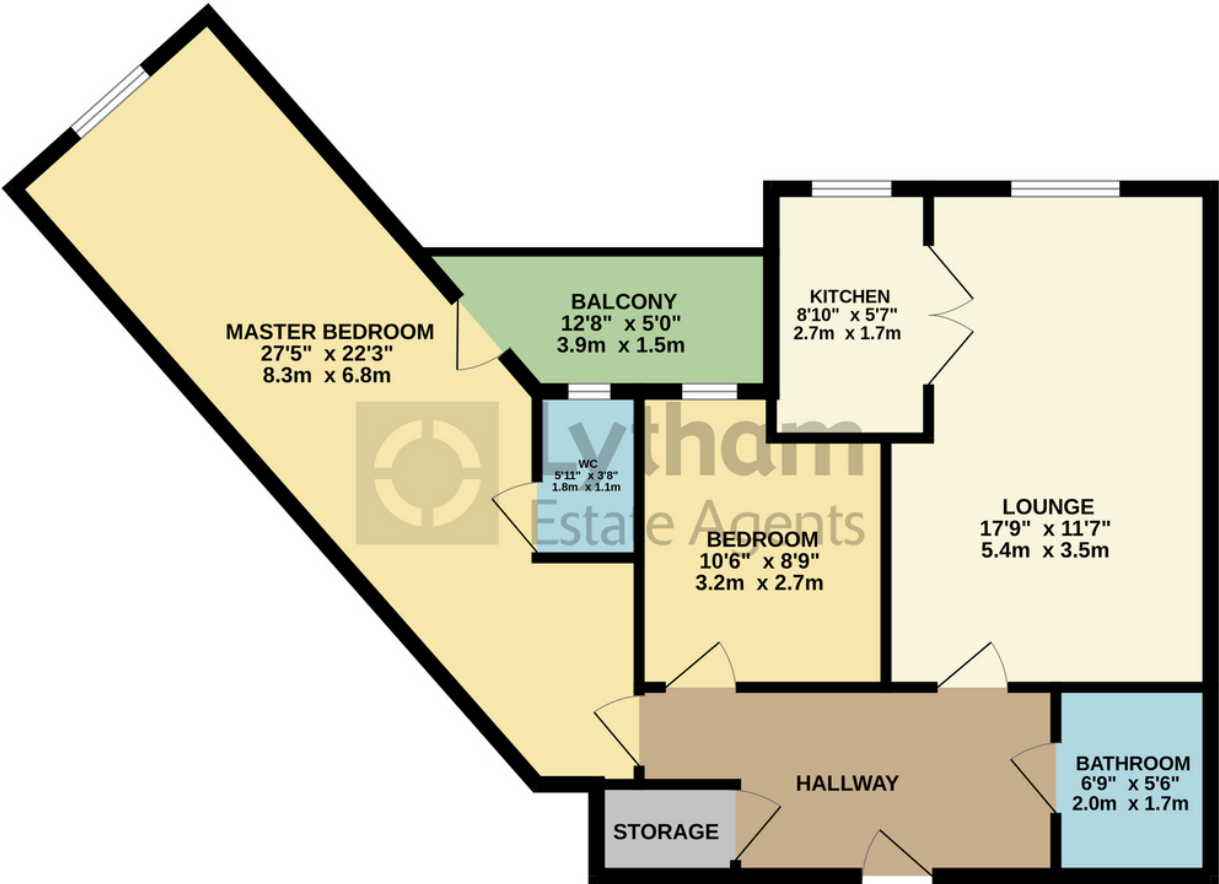
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Floor Plans

GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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