

**Lot 295**



Apt 40, Lemon Tree Court, Clifton Drive North,  
Lytham St. Annes, Lancashire, FY8 2SU

Upon  
instruction of

AMG



All enquiries Ref: Emma Hughes

### ■ Leasehold second floor retirement flat

#### Location:

The property is located on Clifton Drive North. Shopping amenities can be found locally within Blackpool Town Centre. Public transport links are available at Squires Gate Train Station to the east and Blackpool Pleasure Beach Train Station to the north along with a network of local bus services serving the surrounding areas. The property is served by road links including the A584 and A5230 both lying to the north. Recreational pursuits can be found at Blackpool Pleasure Beach to the north.



#### Accommodation:

One bedroom, one reception room, kitchen, bathroom/wc

#### EPC Rating: B

#### Council Tax Band: B

#### Lease:

Held on a lease for a term of 125 years from 01/12/1993.

#### To view:

Strictly by arrangement with the auctioneers.