

68.7 sq.m. (739 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

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

**ASKING PRICE £75,000**

- WELL PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT WITH SEA VIEWS IN WELL ESTABLISHED RETIREMENT BLOCK
- SPACIOUS LOUNGE - BALCONY - KITCHEN - TWO DOUBLE BEDROOMS - SHOWER ROOM

- CLOSE TO THE SEA FRONT, TRANSPORT LINKS, LOCAL SHOPS AND A SHORT DRIVE TO ST ANNES & BLACKPOOL TOWN CENTRES
- COMMUNAL LOUNGE AND KITCHEN - COMMUNAL LAUNDRY ROOM - COMMUNAL WC - HOUSE MANAGER - ENERGY RATING - C







#### Communal Entrance

Communal entrance door leads into;

#### Communal Hallway

Doors leading the ground floor apartments, laundry room, communal WC. Stairs and lift leading to the upper floors.

At the end of the communal hallway is the house managers office, communal lounge & kitchen and ding space.

#### Entrance to apartment 61

Entrance gained via solid timber door leading into;

#### Hallway

Wall mounted electric heating, cupboard housing the hot water cylinder which provides storage space, cupboard housing the fuse boxes and meter which provides further storage, warden assistance pull cord system. Doors leading to the following rooms;

#### Kitchen

8'1 at widest point x 7'10  
UPVC double glazed windows to the front providing sea views, range of wall and base units, ' New World ' induction hob with overhead extractor fan, integrated ' Bush ' electric oven, laminate work surfaces with incorporated stainless steel sink and drainer with chrome mixer tap, space for dishwasher and fridge freezer, warden assistance pull cord, part tiled walls, lino flooring.

#### Lounge

23'2 x 10'8 at widest point  
UPVC double glazed windows to the front, UPVC patio door leading out on to the balcony which has space for a small table and a chair, wall mounted electric heater, marble surround back drop and hearth housing a coal effect electric fire, warden assistance pull cord, television and telephone points, skirting boards, coving.

Doors leading off the lounge and into;

#### Bedroom Two

15'8 x 9'6  
UPVC double glazed windows to the front providing sea views, wall mounted electric heater, freestanding wardrobe, warden assistance pull cord, skirting boards.



#### Bedroom One

16'5 x 9'1  
UPVC double glazed windows to the front providing sea views, wall mounted electric heater, large wardrobe with mirror fronted sliding door, warden assistance pull cord, skirting boards, coving.

#### Shower Room

6'8 x 5'5  
Two piece suite comprising: WC and vanity wash hand basin, overhead shower in large single glazed cubicle with steps leading up to for access of access, fitted shelving, extractor fan, wall mounted heater, wooden flooring, wall mounted mirror with light above.

#### Outside

Laid to lawn communal gardens to the rear of the property. There are also some off road parking spaces and garages to the side.

#### Other details

Tax Band - C ( £1,924.00 per annum )  
Tenure: Leasehold  
Length of lease: 125 years from 1 December 1993  
Management Charges: £1,641.05 every six months.  
Ground rent: £290.01 every six months

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in



order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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