

94.1 sq.m. (1013 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

### CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2RN

£275,000

- FABULOUS TWO BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT SET IN A PRIME SEA FRONT LOCATION WITH A SOUTH EASTERLY FACING BALCONY
- A SHORT WALK THROUGH THE SAND DUNES LEADS STRAIGHT TO THE BEACH - CLOSE TO LOCAL AMENITIES & FAMOUS GOLF COURSES
- LARGE CONTEMPORARY OPEN PLAN LOUNGE/DINING KITCHEN - MODERN SHOWER ROOM - CONTEMPORARY EN-SUITE TO MAIN BEDROOM
- ALLOCATED PARKING - OUTSIDE STORAGE UNIT - ACCESS TO A PRIVATE AREA ON THE DUNES FOR RESIDENTS ONLY- COMMUNAL GARDENS



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

Intercom entry phone system, double glazed communal entrance doors from both the right and left hand sides leading into:

### Communal Hallway

Ceramic tiled flooring, lift and feature staircase with stainless steel and glass balustrade leading to upper floors.

### Entrance to Apartment 10

Located on the ground floor, solid oak door leading into:

### Entrance Porch

Radiator, alarm control panel, 'Luvanto' vinyl flooring, door leads into:

### Entrance Hall

Radiator, 'Luvanto' vinyl flooring, recessed spot lights, doors lead to the following rooms:

### Family Shower Room

9'10 x 7'11 to the widest point  
Contemporary three piece white suite comprising of: WC, double walk in shower with inset shelf and mood lighting, waterfall shower and further hand held shower attachment, wall mounted floating wash hand basin, large wall mounted mirror, modern flat panelled chrome wall mounted heated towel rail, fully tiled floor and walls, extractor fan, recessed spot lights.

### Hallway Cupboard

Electric hot water system and tank, consumer unit.

### Bedroom Two

13'03 x 8'10  
Aluminum double glazed window with remote control day/night blind, fitted wardrobe, 'Luvanto' vinyl flooring, radiator.



### Bedroom One

15'07 x 12'07 to the widest point  
Aluminum double glazed window with remote control day/night blind, fitted wardrobe, 'Luvanto' vinyl flooring, radiator, door leads to:

### En-Suite

7'03 x 6'05  
Aluminum double glazed opaque window, very high end contemporary white suite comprising of: square WC, floating wash hand basin, bath with over head shower, walls are part tiled with Porcelain Rosa Italian tiles, tiled floor, modern flat paneled chrome wall mounted heated towel rail, extractor fan, recessed spot lights.

### Open Plan Lounge/Kitchen

30'01 x 18'01  
Lounge  
Aluminum double glazed patio door leading to the balcony, further window to the side with glass inserts above, remote control day/night blinds, 'Luvanto' vinyl flooring, television point, telephone point, modern wall mounted white radiator, space for dining table and chairs, large storage cupboard, recessed spot lights, open to:

### Kitchen

Aluminum double glazed window, good range of contemporary high gloss wall and base units, with 'Quartz' work surfaces and splash backs, integrated appliances include: 'Neff' induction four ring hob, ceiling mounted over head extractor fan, 'New World' electric oven and grill, 'Neff' microwave oven, 'Bloomberg' dishwasher, 'Bloomberg' washer/dryer, stainless steel sink, 'Samsung' American style fridge/freezer, 'Luvanto' vinyl flooring, vertical blinds, recessed spot lights.



### Balcony

11'10 x 7'03  
This great sized South Easterly facing balcony has outside lighting, tiled floor, stainless steel/glass balustrade, perfect for outside dining and bringing the outside in.

### Outside

Accessed via a secure gated entrance. To the front of the property there is an allocated parking space and plentiful visitor parking and also benefits from having a good sized outside storage unit.

To the rear of the property there are communal gardens which are laid to lawn. Secure gated access leads to a short walk via a private pathway over the sand dunes and leads directly through to the beach with truly stunning panoramic views.

### Other Details

Tenure - Leasehold  
Management Charges - £3,207.47 per annum (Includes: ground rent, buildings Insurance, all outside maintenance, gate and lift maintenance, window cleaning and painting)  
Electric and water meters are located in the basement  
Council tax band - E (£2,810.61 per annum)  
Energy Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

