



319-323 CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES **ASKING PRICE £170,000**

- WELL PRESENTED PURPOSE BUILT FIRST FLOOR QUIET REAR FACING RETIREMENT APARTMENT
- TWO BEDROOMS - SHOWER ROOM - SPACIOUS LOUNGE - DINING KITCHEN
- SITUATED WITHIN MINUTES OF ST ANNES SQUARE, THE SEA FRONT, SHOPS AND TRANSPORT LINKS
- COMMUNAL GARDENS - COMMUNAL LOUNGE AND KITCHEN - HOUSE MANAGER - ENERGY RATING: TBC

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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

Entry via secure intercom system, communal entrance door leads into communal hallway with letterboxes, door leads into;

Communal Lounge

Impressive large communal lounge with kitchen, lift to all floors, the apartment is located on the first floor and to the rear of the building.

Entrance to the apartment

Entrance gained via solid timber door leading into;

Hallway

Wall mounted storage heater, intercom system with emergency pull cord, cupboard housing hot water cylinder, cupboard providing plentiful storage space, solid timber doors lead into the following rooms;

Shower Room

7'2 x 6'6

Three piece suite comprising of; WC, vanity wash basin and double mains powered shower, part panelled walls, part tiled walls, extractor fan, wall mounted electric heater, mirror, wall units, electric shaver, two wall mounted chrome grab rails, wall mounted towel holder, coving.

Bedroom One

16'7 x 9'6 at widest point

UPVC double glazed windows to the rear, wall mounted storage heater, range of fitted wardrobes with matching cupboards and drawers, television and telephone points, coving.

Bedroom Two

12'7 x 8'

UPVC double glazed windows to the rear, wall mounted storage heater, coving.



Lounge

16'6 x 11'10

UPVC double glazed windows to the rear, two wall mounted storage heaters, decorative surround with marble backdrop and hearth housing freestanding electric living flame effect fire, television, satellite and telephone points, coving. Solid timber door leads into;

Kitchen

11'10 x 6'6 at widest point

Range of wall and base units, laminate work surfaces, ceramic sink and drainer with chrome mixer tap, integrated appliances include: 'Neff' induction hob, 'Neff' overhead illuminated extractor hood, 'Neff' fridge freezer, 'Neff' microwave and 'Neff' oven, tiled to splash backs, wall mounted electric heater, space for dining table set, coving.

Outside

Beautifully kept communal landscaped gardens to the front and rear of the property.

Other Details

Council Tax Band - D (£2,270.00 per annum)

Tenure: Leasehold - 101 years left on the lease.

Service charge: £1,280.00 paid every 6 months.

The property benefits from having a house manager, two guest suites and two communal laundry rooms.



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