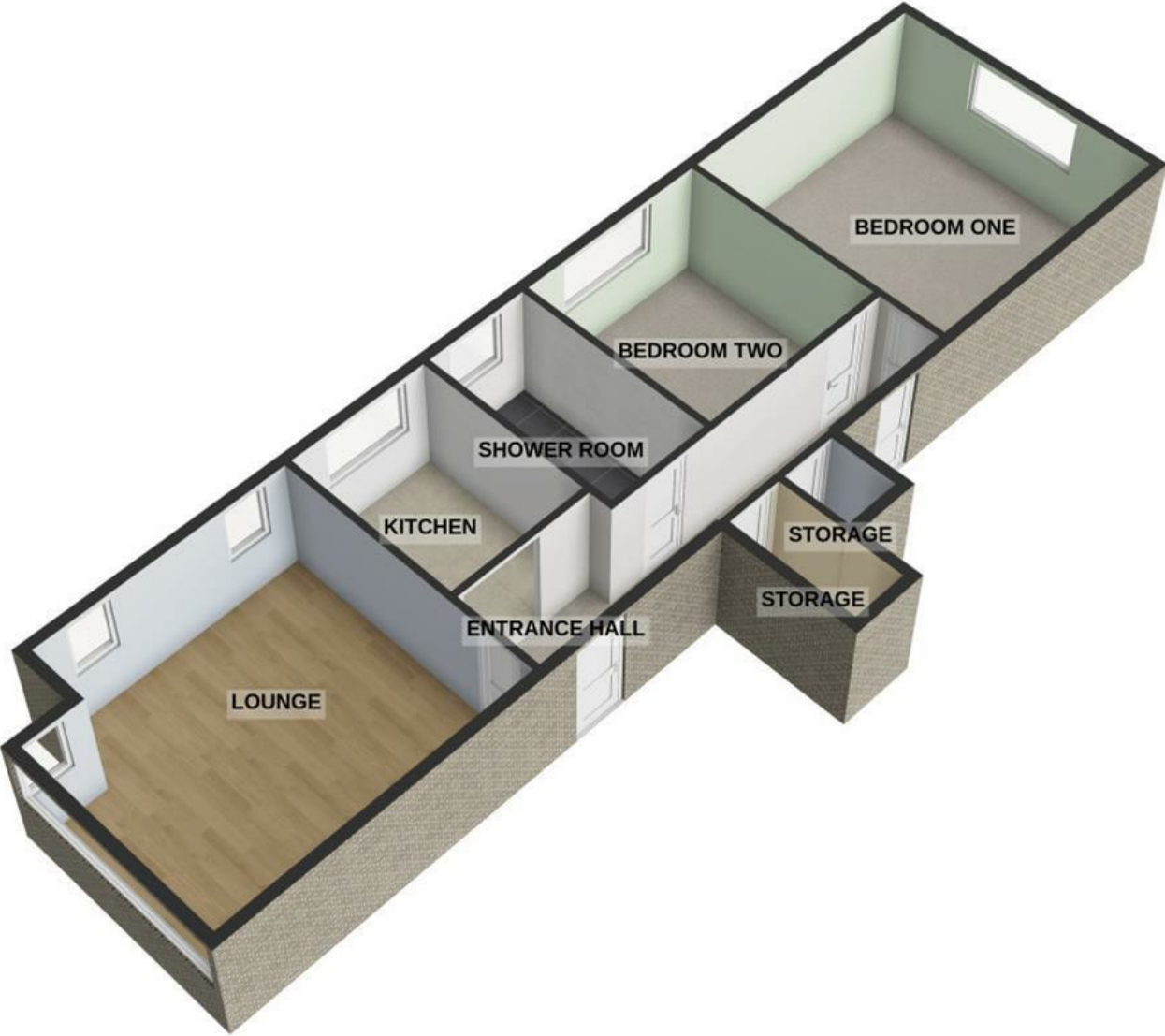


85.1 sq.m. (916 sq.ft.) approx.



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.  
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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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CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES  
FY8 1HQ

ASKING PRICE £175,000

- IMMACULATELY PRESENTED SECOND FLOOR PURPOSE BUILT APARTMENT WITH OPEN VIEWS WITHIN THE WINDSOR COURT DEVELOPMENT - OFFERED WITH NO CHAIN
  - LOCATED ON A BUS ROUTE CLOSE TO ST ANNES SQUARE, SHORT WALK AWAY FROM FAIRHAVEN LAKE AND THE SEA FRONT
- TWO DOUBLE BEDROOMS - BRIGHT AND AIRY DINING LOUNGE - MODERN FITTED KITCHEN - CONTEMPORARY SHOWER ROOM - TWO LARGE STORAGE CUPBOARDS
  - GARAGE - BEAUTIFULLY KEPT COMMUNAL GARDENS - ENERGY RATING: C

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**Communal Entrance**  
Solid timber double opening doors leading into;

**Communal Hallway**  
Staircase to upper floors;

**Entrance to Apartment 5**  
Entrance gained via solid timber door which leads into;

**Entrance Hallway**  
Opens up into the kitchen. Entry phone, two storage cupboards providing plentiful storage space, two wall lights, large radiator, door leading to the rear stairway, doors lead into;

**Lounge**  
17'6 x 15'8  
Large UPVC double glazed walk in bay window to the front allowing an abundance of natural light with great views, two further UPVC double glazed opaque and leaded windows to the side, two large radiators, feature fireplace housing living flame electric fire, television and telephone points, space for dining table and chairs, coving.

**Kitchen**  
10'7 x 7'6  
Good range of wall and base units, laminate work surfaces with incorporated breakfast bar, stainless steel sink and drainer, integrated appliances include: 'Hotpoint' induction hob with overhead illuminated extractor, electric oven, space for fridge freezer, plumbed for dishwasher and washing machine, tiled walls, grey wood effect laminate flooring, large UPVC double glazed window to the side.

**Shower Room**  
11'8 x 5'10  
Three piece white suite comprising of: overhead mains powered shower in large shower cubicle with paneling, pedestal wash hand basin and low level WC, wall



mounted heated towel rail, extractor fan, cupboard providing storage space, tiled walls, grey wood effect laminate flooring, large UPVC double glazed opaque window to the side.

**Bedroom Two**  
11'8 x 10'11  
Large UPVC double glazed window to the side, radiator, cupboard housing 'Worcester' combi boiler, fitted wardrobes.

**Bedroom One**  
15'1 x 13'8  
Large UPVC double glazed window to the rear, large radiator, television and telephone points, fitted wardrobes, coving.

**Outside**  
To the front of the development there are communal garden areas which have been laid to lawn with flower beds and borders which host a variety of plants, shrubs, bushes. Tarmacadam driveways provide access to the rear of the development where there is a row of single brick built garages one of which belongs to this apartment. Communal outside water point.

**Other Details**  
Tenure: Leasehold  
Service Charge: £1,380.00 paid in two halves ( includes: window cleaning, garden maintenance and garage maintenance.  
Building Insurance: £261.60 per annum.  
There is a separate charge for the garage insurance which is £16.00 per annum.  
Ground Rent: £15.00 per annum  
Number of years left on the lease: 820  
Council Tax Band: B (£1,876.99 per annum)

