



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

ASKING PRICE £69,950

- RECENTLY REFURBISHED AND IMMACULATELY PRESENTED GROUND FLOOR RETIREMENT APARTMENT WITHIN THE LEMON TREE COURT DEVELOPMENT - OFFERED WITH NO CHAIN
- DOUBLE BEDROOM - BRIGHT AND AIRY LOUNGE - MODERN SHOWER ROOM - CONTEMPORARY FITTED KITCHEN
- CONVENIENTLY LOCATED FOR LOCAL SHOPS/SUPERMARKETS, MOTORWAY ACCESS, GOOD TRANSPORT LINKS INTO BLACKPOOL, ST ANNES AND BEYOND
- OFF ROAD PARKING - PRIVATE ENTRANCE - PRIVATE GARDEN - EPC RATING: TBC



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





Communal Entrance

Secure communal entrance door leads into;

Entrance to Apartment 9

Solid timber main entrance door leads into;

Hallway

Entry phone, doors leading into;

Cupboard

Houses hot water cylinder and electric meter which also provides storage space.

Shower Room

6'9 x 5'6

Three piece white suite comprising of; overhead electric shower within shower cubicle, wall hung wash hand basin and WC, wall mounted heated towel rail, extractor fan, tiled floor and walls, wall mounted mirror.

Bedroom

15'8 x 8'9

UPVC double glazed window to the rear, wall mounted electric heater, fitted wardrobe with matching drawers, set of wall lights, coving.

Lounge

17'9 x 11'5

UPVC double glazed window to the rear, UPVC door with double glazed inserts providing a private entrance into the apartment, stone effect fireplace housing living flame effect electric fire, wall mounted electric heater, television and telephone points, coving, set of wall lights, set of double doors opens up into;

Kitchen

8'10 x 5'8

Good range of high gloss wall and base units, laminate work surfaces, tiled to splash backs, stainless steel bowl sink and drainer, integrated appliances include:



overhead illuminated extractor hood, 'Indesit' induction hob, microwave and electric oven, under counter fridge and separate freezer, decorative tiled floor.

Outside

The private garden is laid to lawn and bordered by a selection and mature plants and flowers, there is also a patio paved area perfect for garden furniture.

Other Details

Tenure: Leasehold

Service Charge: £2,504.00 per annum, £1,252.00

paid half yearly (1st March and 1st September)

Ground Rent: £439.68 per annum, £219.84 (1st March and 1st September)

Council Tax Band: B

En suite guest room bookable with house manager.
Laundry room with new washing machines and dryers
- no restrictions with usage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	