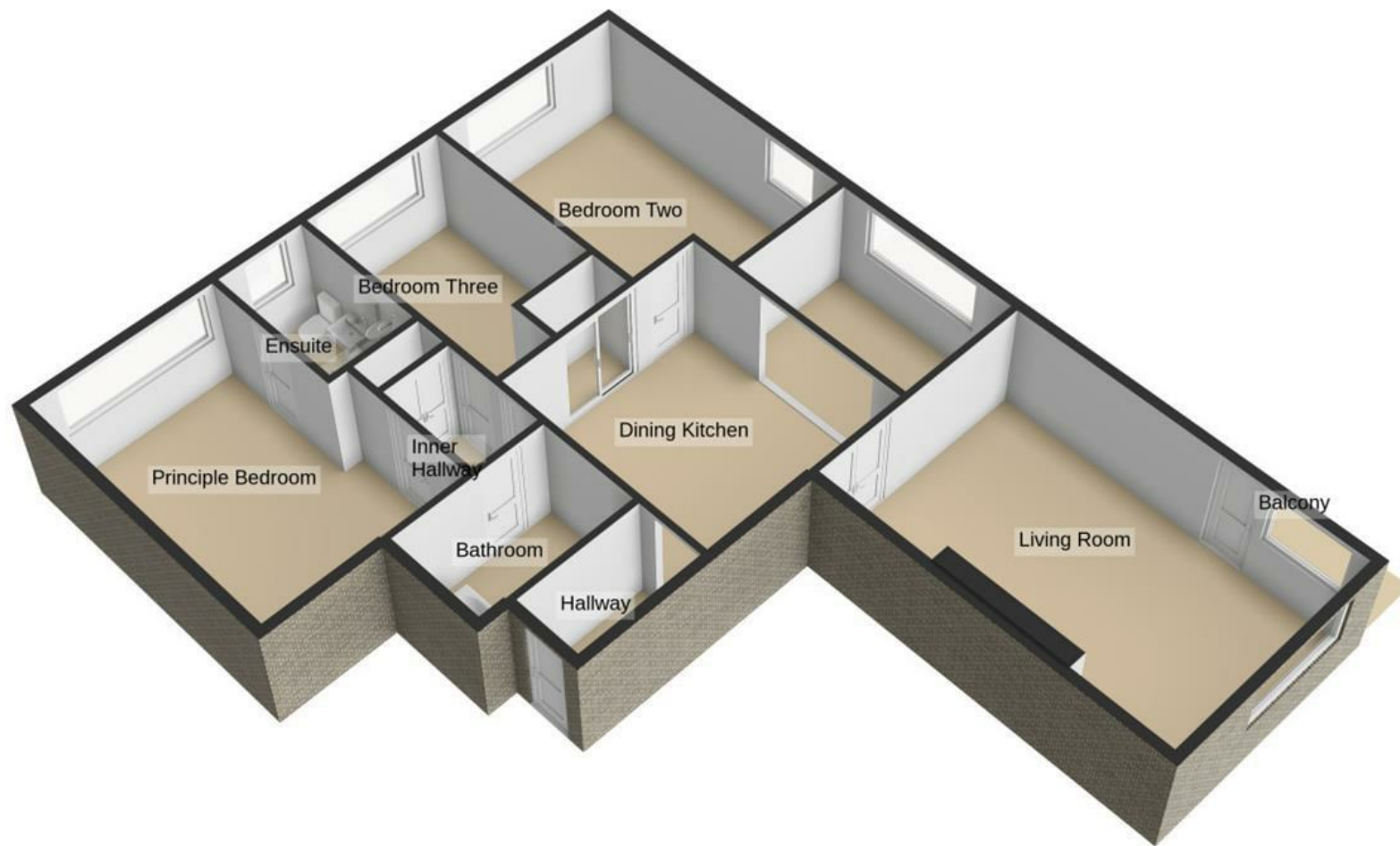


Ground Floor  
1215 sq.ft. (112.9 sq.m.) approx.



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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297 CLIFTON DRIVE SOUTH, LYTHAM ST ANNES ASKING PRICE £340,000  
FY8 1HN

- \*\*\*IMMACULATELY PRESENTED AND FULLY RENOVATED FIRST FLOOR APARTMENT
- STUNNING OPEN PLAN DINING KITCHEN - BRIGHT AND SPACIOUS LOUNGE WITH ACCESS TO THE BALCONY
- THREE DOUBLE BEDROOMS - TWO CONTEMPORARY SHOWER ROOMS
- JUST A FEW MINUTES WALK TO ST ANNES SQUARE AND THE SEAFRONT\*\*\*



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**  
Security intercom entry system.

**Communal Hallway**  
Stairs and lift to all floors. This apartment is situated on the first floor.

**Entrance to Apartment Six**  
Solid timber door leading into:

**Hallway**  
Two storage cupboards one housing the consumer unit and one housing the gas and electric metres, open to:

**Dining Kitchen**  
19'09 x 15'01  
Fabulous open plan dining kitchen with UPVC double glazed window to the side, extensive range of modern wall and base units with wooden work surfaces, feature island with wooden worksurface incorporating drawers and seating, integrated appliances include: 'Smeg' oven with grill and five ring gas hob with overhead illuminated extractor fan, 'Smeg' dishwasher 'Beko' dryer, 'Hotpoint' washing machine 'Worcester' boiler, ceramic sink with drainer, space for American style fridge freezer, tiled to splashbacks, tiled flooring, recessed spotlights, double radiator, doors lead to the following rooms:

**Living Room**  
20'07 x 12'04  
Bright and spacious lounge, UPVC double glazed door and window to the side leading onto the balcony, UPVC double glazed window to the front, media wall with contemporary electric fire, tiled flooring, telephone point, recessed spotlights, double radiator.

**Balcony**  
9'05 x 4'04  
Decked balcony to the side.



**Bedroom Two**  
13'02 x 10'02  
UPVC double glazed window to the rear and a further UPVC double glazed opaque window to the side, double radiator, recessed spotlights.

**Inner Hallway**  
Good sized storage cupboard, tiled flooring, recessed spotlights, doors lead to the following rooms:

**Principle Bedroom**  
14'07 x 10'10  
UPVC double glazed window to the rear, large fitted wardrobe with sliding doors, double radiator, recessed spotlights, door leads to:

**En-Suite Shower Room**  
7'11 x 5'05  
UPVC double glazed window to the rear, vanity unit housing WC and ceramic bowl sink with drawers underneath, large walk-in shower cubicle with waterfall shower and further shower attachment, illuminated mirror, fully tiled walls and floor, wall mounted towel rail, extractor fan, recessed spotlights.

**Bedroom Three**  
13'04 x 8'10  
UPVC double glazed window to the rear, double radiator, recessed spotlights.

**Shower Room**  
8'03 x 5'09  
Three piece suite comprising of: vanity unit housing WC and sink with cupboards underneath, large walk-in shower cubicle with waterfall shower and further to shower attachment, illuminated mirror, wall mounted heated towel rail, fully tiled walls, laminate flooring, extractor fan, recessed spotlights.

**Garage**  
17'06 x 8'01  
Up and over door no power or light.



**Outside**  
Communal landscaped gardens.

**Other Details**  
This property has been fully renovated throughout and benefits from a modern dining kitchen, two contemporary shower rooms and has been fully re-wired, re-plumbed, re-plastered, and replacement double glazing and flooring throughout.

Lift to all Floors  
Tenure: Leasehold  
Service Charge: £198.00 Per calendar month (this includes buildings insurance, maintenance of the building, communal gardens and window cleaning).  
Council Tax Band: C  
Energy Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	