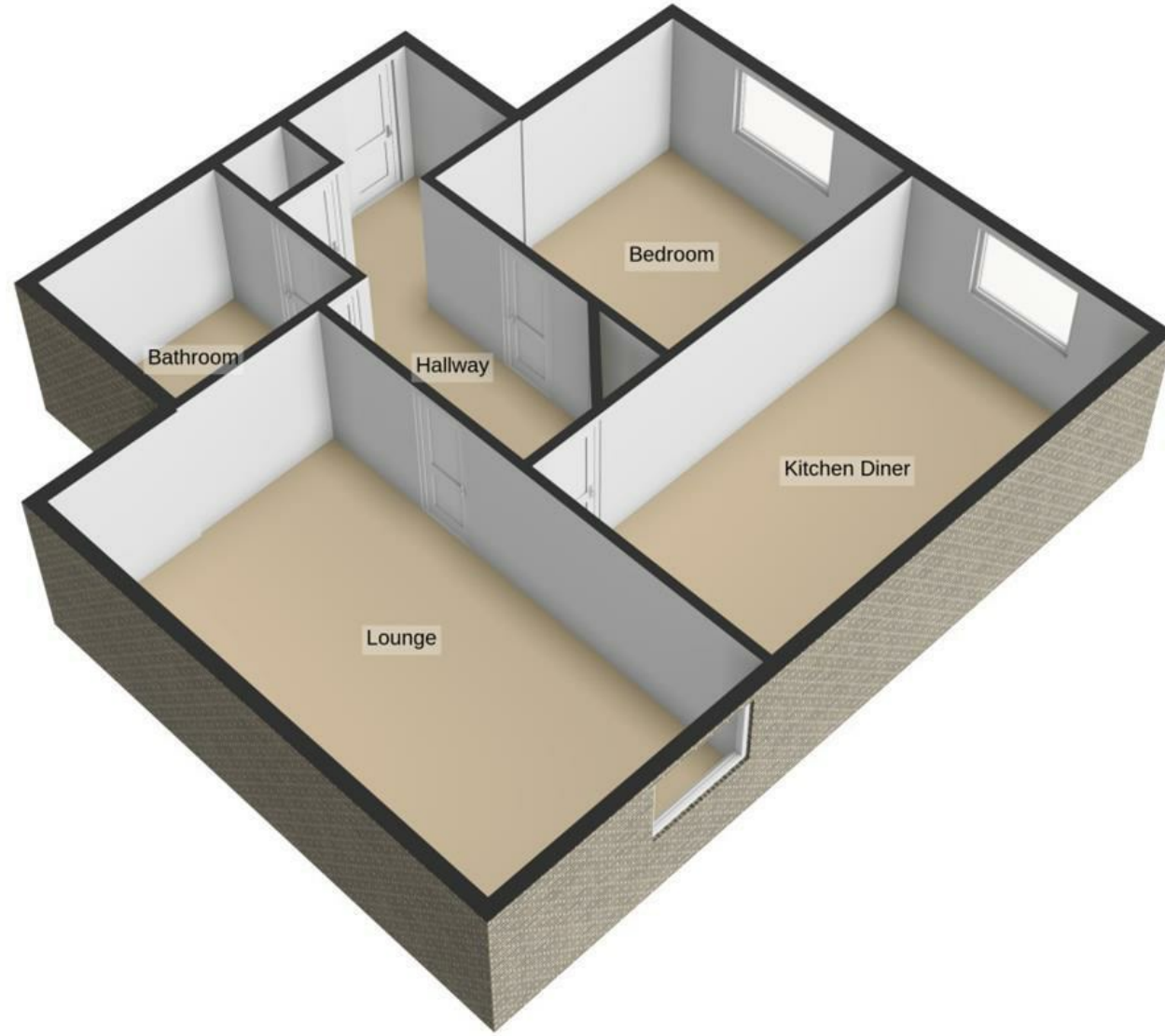


785 sq.ft. (72.9 sq.m.) approx.



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. Made with Metropix © 2026

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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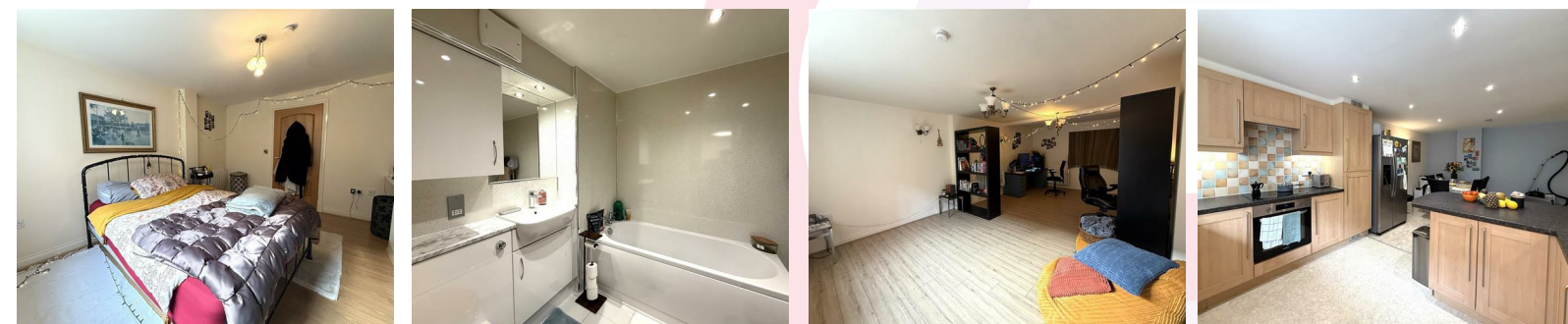
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**COLLEGE COURT, CLIFTON DRIVE SOUTH,
LYTHAM ST. ANNES**

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- MODERN ONE BEDROOM LOWER GROUND FLOOR APARTMENT, SET WITHIN THE PRESTIGIOUS COLLEGE COURT DEVELOPMENT, BOASTING GREAT SIZED ROOMS AND CHARACTER FEATURES
- EXCEPTIONAL SIZED LOUNGE - DINING KITCHEN - CONTEMPORARY BATHROOM - DOUBLE BEDROOM
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- ALLOCATED PARKING SPACE - COMMUNAL GARDEN - ENERGY RATING: D - OFFERED WITH NO CHAIN - TENANT CURRENTLY IN SITU



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Communal Entrance

Solid timber communal entrance door with glass panels and arched window above, intercom system;

Entrance

Solid timber door leads into;

Hallway

Spacious hallway with laminate flooring, wall mounted electric heater, intercom, storage cupboard, cupboard housing the hot water cylinder, doors lead to the following rooms:

Lounge

21'5 x 12'3

UPVC double glazed window to the side, wall mounted living flame electric fire, laminate flooring, two wall mounted electric heaters, television and telephone points.

Bedroom

13'1 x 11'0

UPVC double glazed window to the side, laminate flooring, wall mounted electric heater, television point, fully fitted wardrobes and dressing table.

Kitchen/Diner

20'8 x 10'10

UPVC double glazed window to the side, good range of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob, 'Samsung' electric oven with grill, overhead extractor fan, fridge and freezer, 'Neff' dishwasher, 'Blomberg' washing machine, stainless steel sink with drainer, tiled to splash backs, under unit lighting, vinyl flooring, American 'Kenwood' fridge/freezer, 'Grundig' dryer, wall mounted electric heater, space for table and chairs, tiled flooring, recessed spotlights.



Bathroom

2'53 x 2'11

Four piece white suite comprising of: vanity unit housing WC and wash hand basin, bath, shower cubicle with waterfall shower, plastic composite wall covering, wall mounted heating towel rail, extractor fan, tiled flooring, recessed spotlights.

Outside

To the front there is a beautifully kept laid to lawn communal garden areas with benches, picnic table and flower bed borders. To the rear of the building there is a car park with an allocated parking space.

Other Details

Tenure: Leasehold length of lease 999 years
 Maintenance Charge: £191.21 per month - this includes: all external maintenance, buildings insurance, communal gardens and cleaning.
 Ground Rent: £100.00 per annum
 Council Tax Band: D
 Energy Rating D
 Allocated parking space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	