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.

The Propert Ombudsman

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

COUNTY
Estate Agents

St. Annes 01253 711511

CLIFTON DRIVE NORTH, LYTHAM ST. ANNES FY8 2SU

GUIDE PRICE £50,000

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

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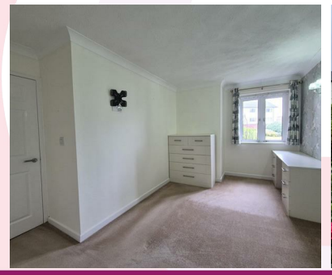


www.countyestateagentsltd.com

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.

Auctioneers Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

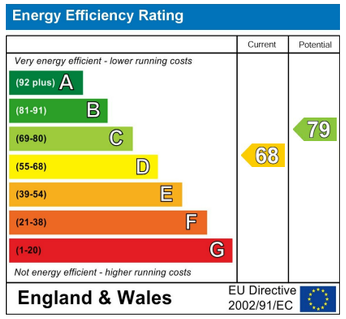
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.