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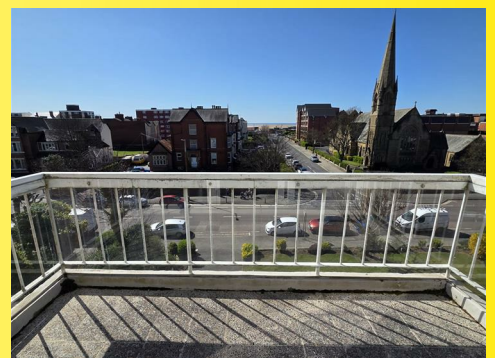


## 14 Clifton Court 297 Clifton Drive South, St Annes

- 4th Floor Purpose Built South Facing Apartment
- Dining Hall
- Adjoining Open Plan Kitchen
- Spacious Lounge
- Balcony with Superb Views
- Two Double Bedrooms
- Shower Room/WC
- Allocated Garage with Additional Parking Space in Front, Allocated Store Room
- Double Glazing & Electric Heating
- Leasehold, Council Tax Band B & EPC Rating E

**£249,950**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



# 14 Clifton Court 297 Clifton Drive South, St Annes

## GROUND FLOOR

### COMMUNAL ENTRANCE

Tastefully presented Communal Entrance and Hallway with stairs and lift to all floors. Security entryphone handset. This apartment has the use of an allocated storage cupboard on the ground floor.

### 4TH FLOOR

4th floor communal landing serving just three apartments.

### PRIVATE ENTRANCE

### DINING HALL

4.70m x 2.95m (15'5 x 9'8)

Spacious reception Hall. Wood effect flooring. Telephone point. Wall mounted security entry phone handset. Corniced ceiling with two overhead lights. Double doors reveal a built in airing cupboard housing a lagged hot water cylinder. Adjoining pine shelving for linen storage. Side meter cupboard. Additional built in store cupboard. Part glazed double opening doors leading off to the Lounge. Square arch to the adjoining open plan Kitchen.



### OPEN PLAN BREAKFAST KITCHEN

3.10m x 2.57m (10'2 x 8'5)

UPVC double glazed window enjoys superb views to the south facing front elevation with two side opening lights. Fitted window blinds. Good range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with mosaic splash back tiling and concealed downlighting. Matching breakfast bar with wine rack below. Built in appliances comprise: Electric four ring ceramic hob. Illuminated extractor canopy above. Gorenje electric oven below. Integrated fridge/freezer with a matching cupboard front. Freestanding Beko slimline dishwasher. Bosch freestanding washing machine. Matching wood effect flooring.



### LOUNGE

6.20m x 3.81m (20'4 x 12'6)

Well proportioned principal reception room. UPVC double glazed sliding patio doors overlook and give direct access to the Sun Balcony with lovely views beyond. Corniced ceiling with two overhead light. Television aerial point. Slimline Dimplex electric heater with an integral programmer control. Telephone/internet point.



### BALCONY

Good sized Balcony with superb views along Clifton Drive South and opposite directly down East Bank Road with The Drive Methodist Church and beach views beyond. With railings and glazed balustrade. Tiled floor.

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## BEDROOM ONE

4.95m plus wardrobes x 3.53m (16'3 plus wardrobes x 11'7)

Principal double bedroom with a UPVC double glazed window to the south facing front elevation. Two side and two top opening lights. Corniced ceiling. Slimline electric panel heater with an integral control. Two fitted double wardrobes with two inset mirrored panels. Overhead light.



## BEDROOM TWO

3.15m x 2.92m (10'4 x 9'7)

Second double bedroom. UPVC double glazed window enjoying the views to the front of the development. Two side and two top opening lights. Slimline electric panel heater with an integral control. Corniced ceiling. Built in wardrobes with sliding doors.



## SHOWER ROOM/WC

2.44m x 1.65m (8' x 5'5)

Spacious shower room comprising a three piece white suite. Wide corner shower compartment with a fixed glazed screen. Pedestal wash hand basin with a tiled recessed display. Low level WC completes the suite. Tiled walls. Overhead light.



## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## ELECTRIC HEATING

The flat has electric heating from a number of wall mounted slimline heaters as previously described.

## OUTSIDE

There are well kept landscaped communal south facing gardens to the front of the development with an asphalt driveway leading to the rear communal courtyard parking and garages.

## GARAGE & PARKING

This apartment has an allocated Garage (number 14) with an additional parking space directly in front of the Garage.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent. Council Tax Band B

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £170.73 per month is currently levied. We understand this includes the block insurance and ground rent. Vendor to confirm

## NOTE

We understand pets and lettings are not allowed.

## LOCATION

This spacious two bedroomed purpose built apartment is situated on the 4th floor of Clifton Court, a small development of purpose built flats which enjoys a very convenient location on Clifton Drive South, within a few minutes stroll to the beach and St Annes Square. There are transport services running along Clifton Drive South to both St Annes and Lytham centres with their comprehensive shopping facilities and amenities. This particular property has a south facing sun balcony with lovely views looking down East Bank Road with the beach in the distance. Viewing recommended. No onward chain.

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## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared April 2025



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Total Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>England &amp; Wales</b>
		<b>53</b>	
			EU Directive 2002/91/EC



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