

FOR SALE **FOUR BEDROOM** **APARTMENT IN LYTHAM TOWN CENTRE**

56A SOUTH CLIFTON STREET
LYTHAM
LANCASHIRE
FY8 5HL

- FOUR BEDROOM RESIDENTIAL APARTMENT
- FIRST AND SECOND FLOORS
- ACCESSED FROM SOUTH CLIFTON STREET
- FRONTS ONTO LYTHAM HIGH STREET
- DECEPTIVELY SPACIOUS ACCOMMODATION
- WOULD SUIT AN OWNER OCCUPIER AND/OR FOR INVESTMENT TO BE RENTED OUT
- INTERNAL VIEWINGS AVAILABLE BY APPOINTMENT

ASKING PRICE: ~~£300,000~~ £265,000 EXC **REDUCED**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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CLIFTON STREET, LYTHAM

DESCRIPTION

This four-bedroom residential apartment is accessed from South Clifton Street via stairs leading up to a large flat roof garden area. The residential apartment is situated on the first and second floors and provides extensive and deceptively spacious accommodation. The apartment is ideal for owner occupation, residential letting or to be operated as an Air BNB / serviced accommodation holiday let.

ACCOMMODATION

First floor:

Lounge

4.1m x 5.8 m = 24.2 sq m

To the front of the property with windows for natural light.

Kitchen

3.7m x 4.3m = 16.2 sq m

Comprises a range of fitted kitchen units and an area for breakfast dining

Bathroom

1.5m x 2m = 3 sq m

With shower over bath

Utility room

1.9m x 2.5m = 4.9 sq m

Dining room

3.6m x 3.6m = 13.4 sq m

Externally, there are stairs from the rear of the property leading to a **flat roof garden area** measuring approximately 5.5m x 6m

Second floor:

Bedroom 1

4.4m x 3.9m = 16.9 sq m

Bedroom 2

3.8m x 4.1m = 15.7 sq m

Bedroom 3

4m x 3.2m = 12.8 sq m

Bedroom 4

3.2m x 1.9m = 6.1 sq m

Off the landing is a room for a WC (at present a WC is not in situ, however, this is an option for a future buyer).

In addition, there is a **separate garage**, available to purchase separately, **accessed off South Clifton Street**.

The garage has not yet been inspected; however, we are informed that this is large enough to store 2 vehicles parked in a tandem fashion. Measurements to follow in due course.

LOCATION

This four bedroom apartment occupies a prime location accessed from South Clifton Street and facing the high street of Lytham. The high street itself includes multiple established local and regional operators and national companies including Boots, Tesco, Sainsburys, Café Nero amongst others.

The surrounding areas comprise of dense residential and affluent areas. Ease of access is available onto Lytham Green, to local car parks and the train station. The property is located within a Conservation area on the South side of the high street.

COUNCIL TAX

To be confirmed

EPC

Rating: E

Cert no: 0037-6521-3300-0176-0226

Expiry: 5th October 2033

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

VIEWING ARRANGEMENTS

Please call 01253 316919 Option 1 or Email:

adam@durburyscommercial.co.uk for more details.

VAT

Disclaimer: all figures quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

ADDITIONAL PHOTOS

Can be seen overleaf.

Disclaimer / Planning Disclaimer

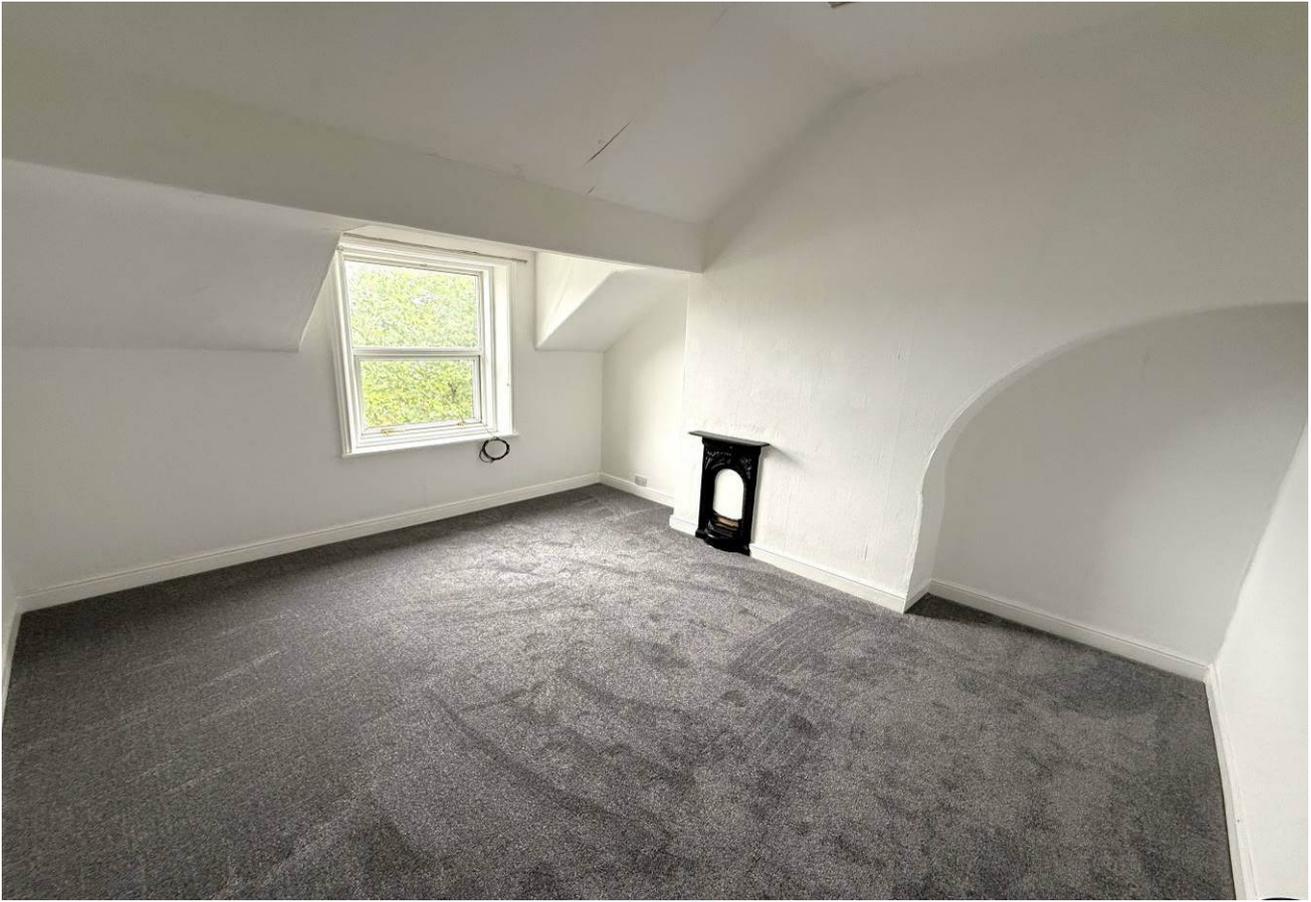
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Durburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. No guarantees are provided in terms of the potential use and/or planning consent applicable to the property.

Misrepresentation Act 1967: Durburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Durburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Durburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Durburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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