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

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CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES FY8 1FJ

£1,450 PER MONTH

- IMMACULATELY PRESENTED AND FULLY FURNISHED DUPLEX APARTMENT WITHIN THE QUEENS MANOR DEVELOPMENT
- CONVENIENTLY CLOSE TO FAIRHAVEN LAKE, ST ANNES SEA FRONT, ST ANNES TOWN CENTRE AND TRANSPORT LINKS
- THREE BEDROOMS (EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM) - SPACIOUS OPEN PLAN KITCHEN/DINING LOUNGE - CONTEMPORARY THREE PIECE BATHROOM - SEPARATE WC
- COMMUNAL GARDENS - COMMUNAL COURTYARD GARDEN - ALLOCATED PARKING SPACE - AVAILABLE EARLY OCTOBER 26

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Communal Entrance
Stunning communal entrance hallway, originally the old school entrance with beautifully restored Parque floor; door to inner hallway and stairs leading to the upper floors.

Entrance to Apartment 16
Solid timber internal door leads into:

Entrance Hallway
Video entry system, wall mounted 'Airmaster' electric heater, tiled floor, door leading to cupboard housing fuse box which also provides plentiful storage space, stairs leading to the first floor landing, doors lead to the following rooms:

Bathroom
9'2 x 6'5
Three piece white suite comprising of: roll top bath with telephone style shower attachment, WC and vanity wash hand basin, electric shaver point, cupboard providing storage space, extractor vent, recessed spotlights, wall mounted mirror, tiled walls, tiled flooring.

Bedroom One
11'6 x 10'2
Large double glazed sash style windows to the front, wall mounted electric heater, telephone point, two large fitted wardrobes, door leading into:

En-Suite Shower Room
6'5 x 5'11
Three piece white suite comprising of: overhead mains powered shower with further attachment in large shower cubicle, vanity wash hand basin and WC, extractor vent, recessed spotlights, part tiled walls, tiled flooring.

Open Plan Kitchen/Dining Lounge
27'11 x 22'4
Two sets of large double glazed sash style windows to the front, three wall mounted 'Air Master' electric heaters, television point, glossed media TV unit with television and speakers, grey slate wall feature with lighting, recessed spotlights, dining table and chairs, coving, tiled flooring.

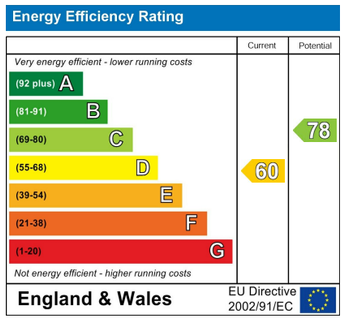
Good range of wall and base units, laminate work surfaces, one and half bowl sink and drainer, integrated appliances include: 'Schott Cerran' induction hob with overhead illuminated extractor hood, 'Bosch' electric oven, 'Bosch' washing machine, 'Beko' dishwasher, fridge freezer and wine cooler, recessed spotlights, extractor vent, part tiled walls, tiled flooring, door leads into cupboard housing hot water cylinder which also provides plentiful storage space.

First Floor Landing
Wall mounted electric heater, doors lead to the following rooms:

Bedroom Two
14'2 x 11'3
Window to the side, two fitted wardrobes, wall mounted 'Dimplex' electric heater.

Separate WC
6'6 x 3'5
Two piece white suite comprising of: WC and vanity wash hand basin, wall mounted mirror fronted cabinet, electric shaver point, tiled to splash backs, extractor vent, tiled flooring.

Bedroom Three
11'3 x 7'4
Window to the side, wall mounted 'Airmaster' electric heater, fitted cupboards.

Outside
The Queens Manor building is set within a beautiful and extensive communal gardens which are laid to lawn. there is also a peaceful and tranquil communal courtyard garden accessed from inside the building. There is a long driveway to the front leading off Clifton Drive South to a number of car parking spaces for both residents and visitors.

Other Details
Council Tax Band: C
EPC rating: D