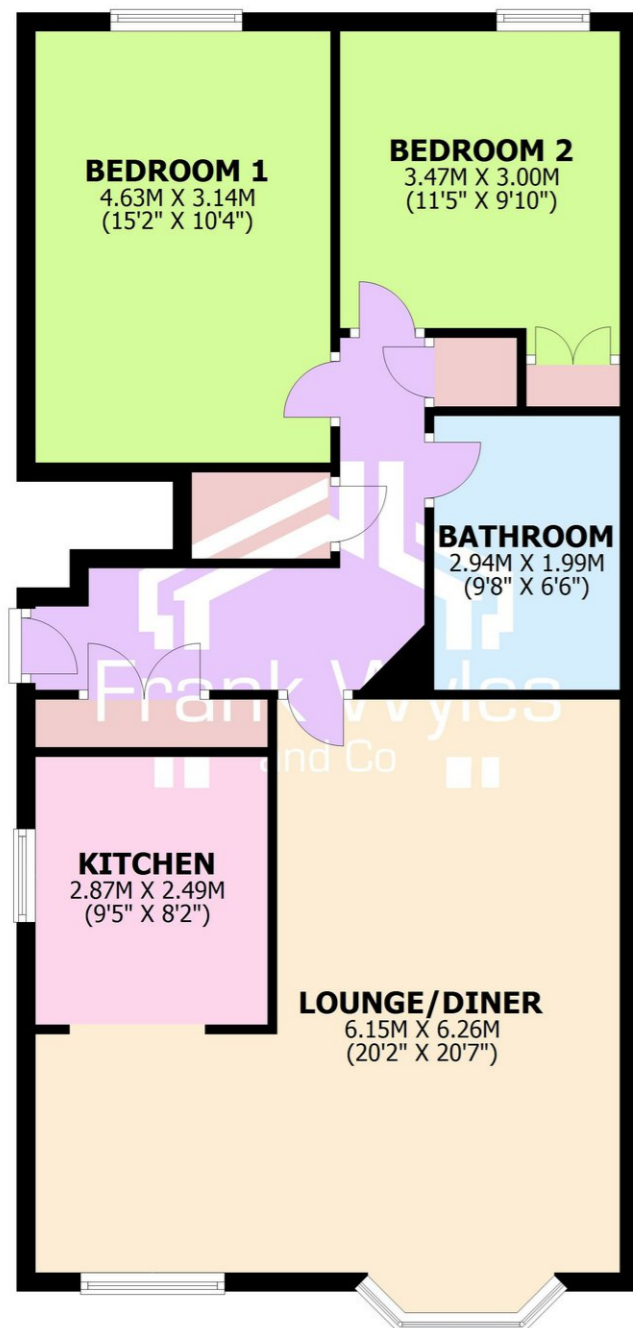


**GROUND FLOOR**

APPROX. 81.5 SQ. METRES (877.2 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	83

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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

**Flat 2 Tudor Court, Clifton Drive North  
Lytham St. Annes FY8 2PW**

- Ground Floor Purpose Built Apartment
- Private Entrance
- Large Reception & Fitted Kitchen
- 2 Bedrooms
- Garage
- No Onward Chain

**£175,000**  
Leasehold





This ground floor purpose-built apartment enjoys an enviable and highly desirable location, just a stone's throw away from the beach. It offers convenience with other amenities within close proximity. The apartment benefits from its own private entrance, ensuring a sense of privacy.

The accommodation includes a large reception room, providing ample space for relaxation and entertainment. A fitted kitchen adds to the functionality of the home, while two bedrooms offer comfortable living quarters.

Outside, the apartment includes a garage for secure parking, and residents can enjoy well-kept communal gardens, providing a delightful outdoor environment. With no onward chain, this property presents an attractive opportunity for potential buyers. Early viewing is highly recommended to secure this desirable coastal apartment.

Tenure: Leasehold  
Ground Rent: Included In Service Charge

Council Tax: Band C  
Service Charge: £720 pa



## Ground Floor

### Entrance Hall

Radiator, three storage cupboards, door to:

### Lounge/Diner 6.26m (20'7") x 6.15m (20'2")

Double glazed bay window to front, double glazed window to front, two radiators, TV point, four wall light points, coving to ceiling, living flame effect electric fire, open plan to:

### Kitchen 2.87m (9'5") x 2.49m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, wall mounted concealed boiler.

### Bedroom 1 4.63m (15'2") x 3.14m (10'4")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

### Bedroom 2 3.47m (11'5") x 3.00m (9'10")

Double glazed window to rear, radiator, built-in wardrobe.

### Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with fitted electric shower and WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point.

### External

Set in communal gardens, private single garage with up-and-over door.

