



Total area: approx. 93.8 sq. metres (1009.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	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			
		69	78

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7 Queens Manor Clifton Drive South, Lytham St Annes FY8 1FJ

- No Onward Chain
- 2 Bedrooms & 2 Bathrooms
- Stunning Kitchen
- Ground Floor Apartment In the prestigious Queens Manor Development
- Large Reception with Patio Doors
- Just a short Walk To The Sea Front

£240,000
Leasehold



Fresh to the market, a rare opportunity to buy on of the more unique and contemporary ground floor apartments within this prestigious development. Newly decorated throughout in brilliant white and with all carpets professionally cleaned the property is in truly 'Move in' condition. Just a short walk to the sea front, with transport links close by, The front door of the apartment is 10 seconds away from the dedicated parking space and once inside the property you will be greeted with a modern, peaceful, and calm living space. The main, extremely spacious, open plan lounge/dining room benefits from two glass vaulted roof lanterns which flood the space with natural light. This room also has the added advantage of double patio doors leading to a paved patio area which is rare to have in such a development.

Tenure: Leasehold

Council Tax: Band C



Communal Entrance Secure front door with entry phone system, parquet floor, door to:

Entrance Hall Secure front door, two storage cupboards, ceiling cornice, modern electric radiator.

Lounge / Dining Room 7.69m (25'3") x 4.18m (13'9")

Spanning the full depth of the apartment, ceiling cornice, double glazed patio doors leading to a small patio area overlooking the gardens to the front, two ceiling lanterns giving further natural light, TV point, Telephone point, wall hung electric fire, two modern electric radiators.

Kitchen 3.97m (13') x 2.35m (7'9")

Stunning newly fitted kitchen with a matching range of high gloss bae and eyelevel soft closing kitchen cabinets with quartz countertops, Blanco 1 1/2 sink with mixer tap,. Integrated Neff appliances consisting of a four ring induction hob with extractor hood over, fan assisted electric oven, dishwasher, washing machine tumble drier and fridge freezer, extractor fan.

Bedroom 1 4.63m (15'2") x 3.63m (11'11")

Two double glazed windows overlooking the front of the property, ceiling cornice, fitted bedroom suite comprising 3 double wardrobes, modern electric radiator, door to:

En-Suite Shower Room modern 3-peice shower room comprising shower enclosure with mixer shower, wash hand basin in vanity unit with mirrored cabinet above, low level wc, heated towel rail, shaver point, extractor fan.

Bedroom 2 3.63m (11'11") x 3.18m (10'5")

Double glazed window overlooking the front, ceiling cornice, modern electric radiator, fitted wardrobes

Bathroom 3 piece bathroom comprising panelled bath with mixer tap with shower attachment, further shower over, wash hand basin in vanity unit, low level wc, mirrored cabinet, shaver point, heated towel rail, extractor fan.

External

Communal Gardens Small patio area accessed from the lounge double doors. Set in well-kept communal gardens, plenty of visitor parking.

1 Allocated car parking space

