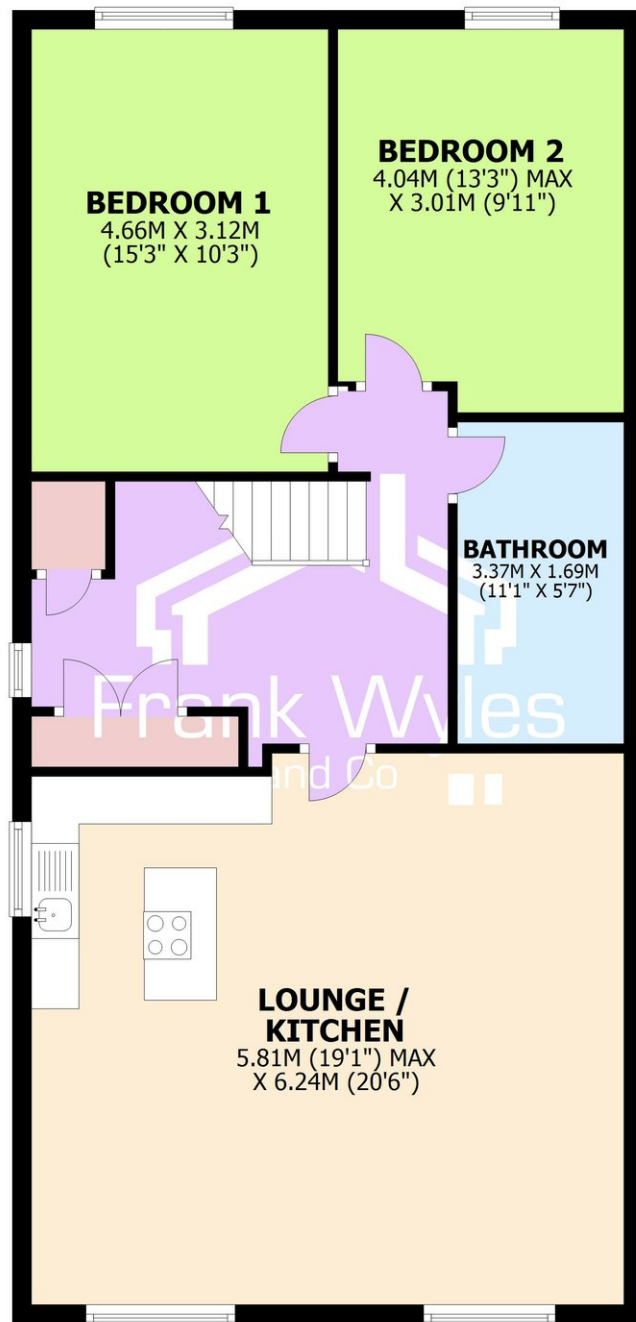




FIRST FLOOR
APPROX. 83.7 SQ. METRES (901.3 SQ. FEET)

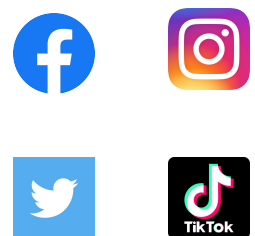


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	76

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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 4 Tudor Court, 443 Clifton Drive North, Lytham St Annes FY8 2PW

- Large First Floor Apartment
- Presented To A Very High Standard
- Private Entrance
- Open Plan Living Dining Kitchen
- 2 Double Bedrooms
- Garage

£205,000
Leasehold



This spacious first-floor apartment is situated in a highly desirable location, just a very short walk from the beach and conveniently located on the main bus route in St Annes. The apartment offers a sense of privacy with its own private entrance, leading to a large landing area.

Inside, the apartment features a lovely open plan living dining kitchen, providing a bright and versatile space for relaxation and entertaining. Two double bedrooms ensure comfortable sleeping quarters, while a well-appointed family bathroom adds convenience to the living space.

Additionally, the property includes a garage, providing secure parking and storage options.

Given its desirable location and well-proportioned living spaces, early viewing of this first-floor apartment is highly recommended

Tenure: Leasehold

Council Tax: Band C
Service Charge: £840 Per Annum



Ground Floor

Entrance Private entrance door, meter cupboard, staircase with glass balustrade leading up to:

First Floor

Landing Obscure double glazed window to side, feature radiator, built-in cupboard with plumbing for washing machine and space for tumble dryer, built-in cloaks cupboard.

Loft Space 6.81m (22'4") x 3.13m (10'3") The loft room in this property is easily accessible via a convenient pull-down ladder. This fantastic space has been cleverly utilised to its full potential, providing three wardrobes for ample storage, multiple shelving options, with power and two radiators. With its thoughtful design and spacious layout, the loft room is an ideal space for pursuing hobbies or creating a productive work area.

Lounge / Kitchen 6.24m (20'6") x 5.80m (19'1") max Fitted with a matching range of base and eye level units with worktop space over and plinth level lighting, matching island breakfast bar unit, sink with single drainer and multi-function tap, integrated fridge, freezer and dishwasher, built-in Bosch oven, built-in Bosch induction hob with ceiling mounted extractor, built-in combi microwave, obscure double glazed window to side, two double glazed windows to front, two radiators, TV point, wall mounted Baxi boiler with feature wall mounted living flame effect electric fire.

Bedroom 1 4.66m (15'3") x 3.12m (10'3") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, TV Point.

Bedroom 2 4.04m (13'3") max x 3.01m (9'11") Double glazed window to rear, built-in double wardrobe with mirrored sliding doors, radiator, TV point.

Bathroom 3.37m (11'1") x 1.69m (5'7") Fitted with four piece suite comprising panelled bath with mixer tap, wash hand basin with storage under and mixer tap, double shower enclosure with fitted shower and WC, full height tiling to all walls, heated towel rail, extractor fan.

Garage 5.30m (17'4") x 2.55m (8'3") Up-and-over door, power, light and water.

