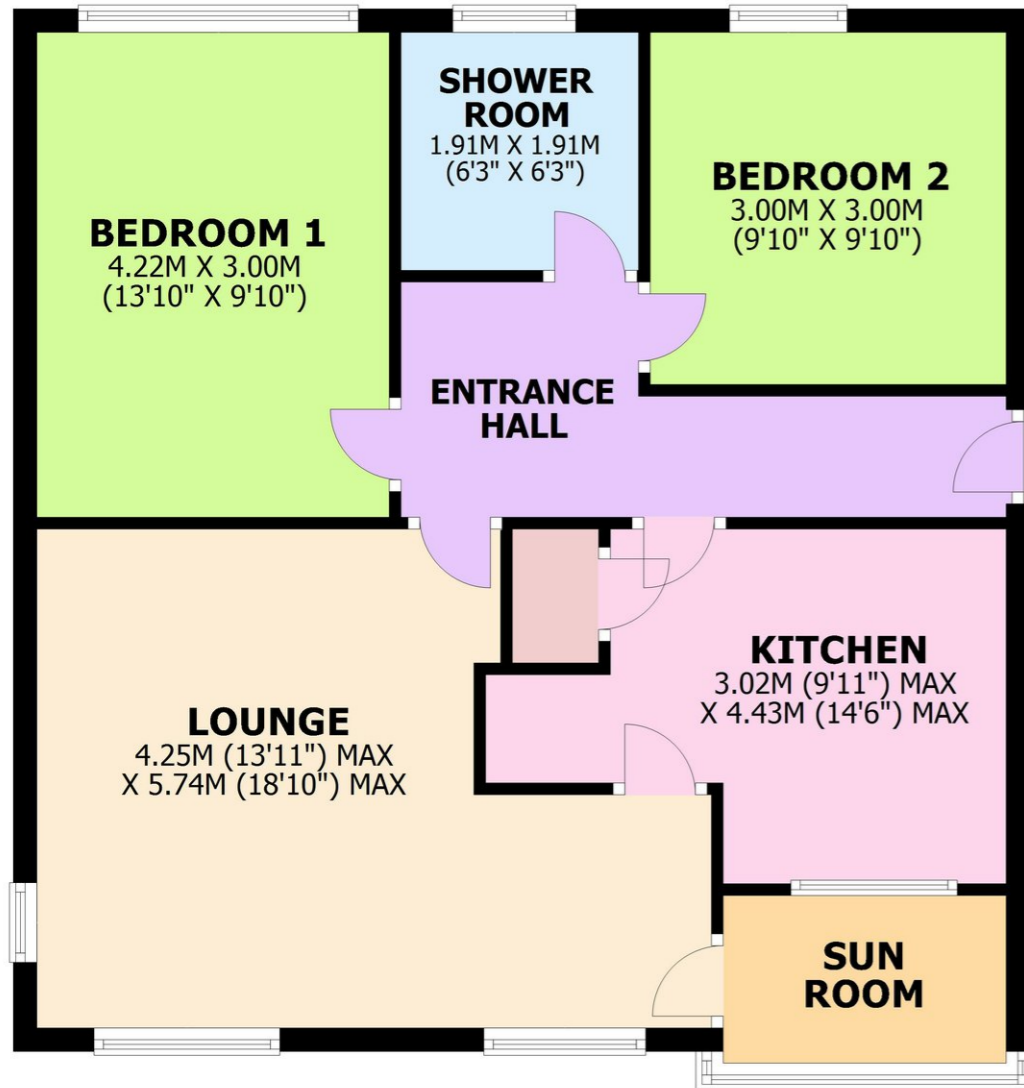


FIRST FLOOR

APPROX. 70.2 SQ. METRES (755.8 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			
		73	77

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Darley Court, Flat 8 Clifton Drive North, Lytham St Annes FY8 2NP

- First Floor Purpose Built Apartment
- Garage
- Modern Fitted Kitchen
- Presented To A Very High Standard
- 2 Bedrooms & Shower Room
- Large Reception & Sun Room

£169,950
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



This well presented, purpose built first floor apartment occupies a prime position within walking distance of the town centre and sea front. The accommodation comprises a spacious reception room, a fitted kitchen, a sun room, two double bedrooms and a shower room. Outside there is a private garage and communal gardens.

Tenure: Leasehold

Council Tax: Band C

Service Charge: £120 per month - includes water rates, buildings insurance, ground rent, garden maintenance, window cleaning, communal cleaning, decoration and general building maintenance.

First Floor Entrance Hall

Radiator, door to:

Lounge 5.74m (18'10") max x 4.25m (13'11") max
Double glazed window to side, two double glazed windows to front, radiator, TV point, entry phone, decorative coving to ceiling, living flame effect electric fire, door to:

Kitchen 4.43m (14'6") max x 3.02m (9'11") max
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, washer/dryer, fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, built-in microwave, double glazed window to front, built in pantry cupboard.

Sun Room

Double glazed window to front with view down to the sand dunes.

Bedroom 1 4.22m (13'10") x 3.00m (9'10")

Double glazed window to rear, radiator.

Bedroom 2 3.00m (9'10") x 3.00m (9'10")

Window to rear, fitted bedroom suite with a range of wardrobes, radiator, wall mounted concealed combination boiler.

Shower Room Fitted with three piece suite comprising shower enclosure with fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to rear, tiled flooring.

External Set in communal gardens. Private single garage with power and lighting, off street parking in front.

Communal decking area to the rear gardens

