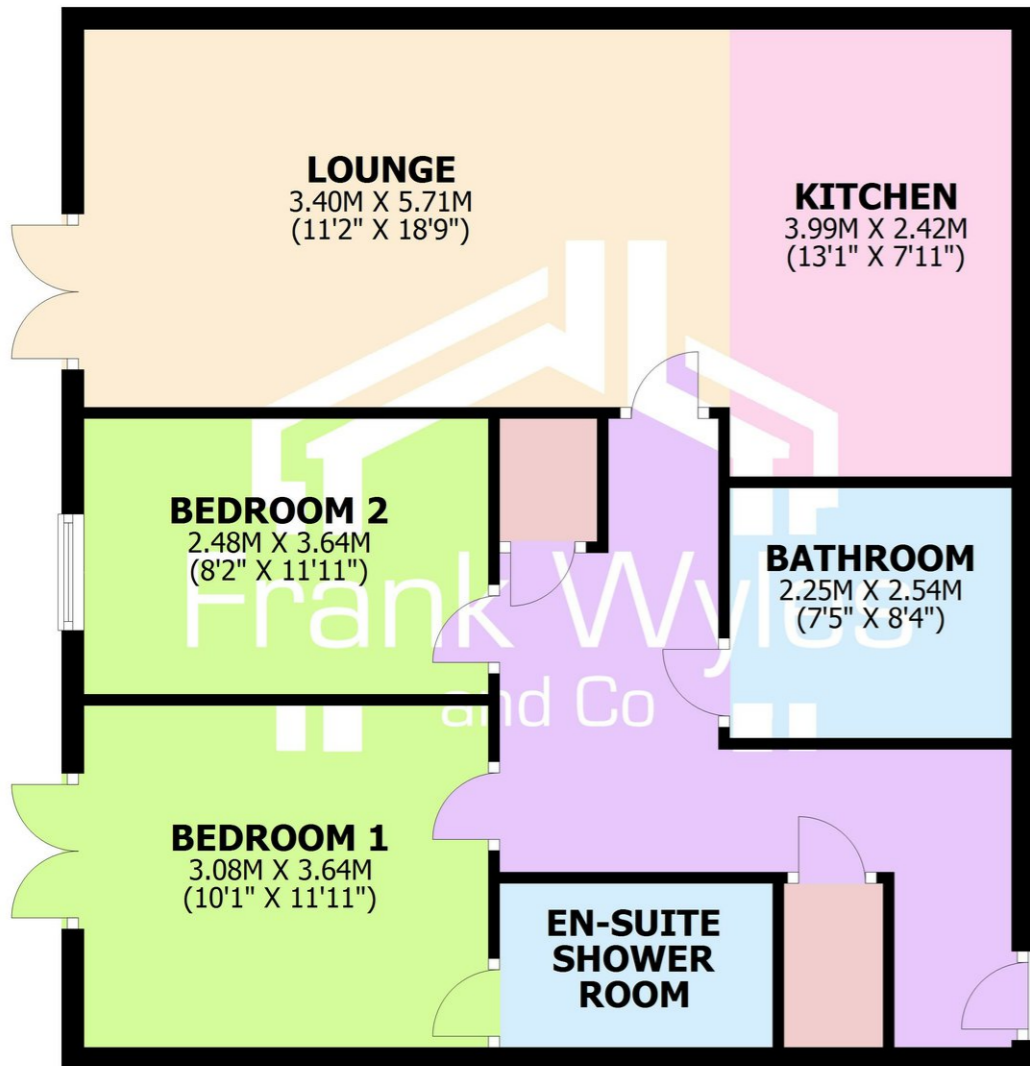


## GROUND FLOOR

APPROX. 76.4 SQ. METRES (822.4 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

**Lytham Office**  
11 Park Street, Lytham FY8 5LU  
01253 731222  
lytham@frankwyles.com

**St. Annes Office**  
21 Orchard Road, St. Annes FY8 1RY  
01253 713695  
sales@frankwyles.com

[www.frankwyles.com](http://www.frankwyles.com)



## 2 Burlington Court, 449 Clifton Drive North, Lytham St Annes FY8 2PW

- Ground Floor Apartment
- Well Presented Throughout
- Early Viewing Highly Recommended
- 2 Bedrooms & 2 Bathrooms
- Large Open Plan Living Dining Kitchen
- Just A Short Stroll To The Sea Front

**£200,000**  
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 impressive ground floor apartment is in a prime location, being just a short stroll to the beach. The generous accommodation consists of a large open plan living dining kitchen (which direct access outdoors), two bedrooms and two bathrooms. There is an allocated car parking space. Early viewing is highly recommended!

Tenure: Leasehold

Council Tax: Band C  
Service Charge: £95 Per Month



**Ground Floor** Entrance Hall

Wall mounted electric heater, tiled flooring, two built-in cupboards (one housing hot water cylinder), door to:

Lounge 5.71m (18'9") x 3.40m (11'2")

Wall mounted electric heater, TV point, double glazed French doors to communal gardens, open plan to:

Kitchen 3.99m (13'1") x 2.42m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over.

Bedroom 1 3.64m (11'11") x 3.08m (10'1")

Fitted bedroom suite with a range of wardrobes, wall mounted electric heater, double glazed French doors to communal gardens, door to:

**En-suite Shower Room** Fitted with three piece suite with double shower enclosure with fitted shower, pedestal wash hand basin, and WC, full height tiling to all walls, extractor fan, wall mounted electric heater, tiled flooring.

Bedroom 2 3.64m (11'11") x 2.48m (8'2")

Double glazed window to side, fitted bedroom suite with a range of furniture, wall mounted electric heater, tiled flooring.

**Bathroom**

Fitted with three piece suite comprising panelled jacuzzi bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin and WC, full height tiling to all walls, wall mounted electric heater, tiled flooring.

**External** Set in communal gardens. Allocated car parking space.

