

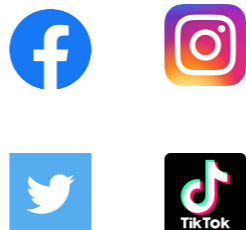


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	76

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## Flat 5, 363 Clifton Drive North, Lytham St Annes FY8 2PA

- First & Second Floor Apartment
- Just A Short Walk To The Square, Ashton Gardens & The Beach
- Reception & Modern Fitted Kitchen
- 2 Double Bedrooms
- 2 Bathrooms
- Roof Terrace

**£169,950**  
 Leasehold





This impressive two-story apartment, offered chain-free, occupies a prime location just a short stroll from Ashton Gardens, St. Annes Square, and the beach. Boasting the distinctive character of the "Porritt" style properties, this apartment features charming mosaic tiles in the entrance area.

The generously proportioned accommodation comprises a spacious reception area that seamlessly flows into a modern fitted kitchen, two well-sized double bedrooms, and two well-appointed bathrooms. The property also benefits from a large roof terrace accessible from the second-floor landing, offering additional outdoor space. Furthermore, there's the convenience of an allocated parking space.

Given its unique blend of character and modern living, early viewing is highly recommended to fully appreciate this fantastic apartment.

Tenure: Leasehold

Council Tax: Band A  
Service Charge: £350 Per Annum

**Communal Entrance** Entry via secure intercom controlled front entrance door to communal hallway, with stairs up to the first floor. Door to:

**Vestibule** Door to Storage cupboard, door to:

**Entrance Hall** Wall mounted electric panel heater, stairs to second floor with understairs storage cupboard, door to:

**LOUNGE 5.48m (18') x 3.75m (12'4")** Three double glazed windows to rear, two wall mounted electric panel heaters, telephone point, TV point, open plan to:

**FITTED KITCHEN 2.66m (8'9") x 1.81m (5'11")** Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in four ring electric hob.

**BEDROOM 2 3.75m (12'4") x 2.56m (8'5")** Double glazed window to rear, wall mounted electric panel heater.

**BATHROOM** Fitted with three piece suite with panelled bath with mixer tap, pedestal wash hand basin and WC, part tiled walls, heated towel rail, extractor fan.

### Second Floor

**Landing** Wall mounted electric panel heater, double doors to the roof terrace, door to:

**SHOWER ROOM** Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin, WC and part tiled walls, heated towel rail, extractor fan.

**BEDROOM 1 3.76m (12'4") x 2.56m (8'5")** Double glazed window to side, single radiator wall mounted electric panel heater, TV point.

**EXTERNAL** Private roof terrace ideal for entertaining with wood decked flooring. Secure off road parking space to the front of the property.

