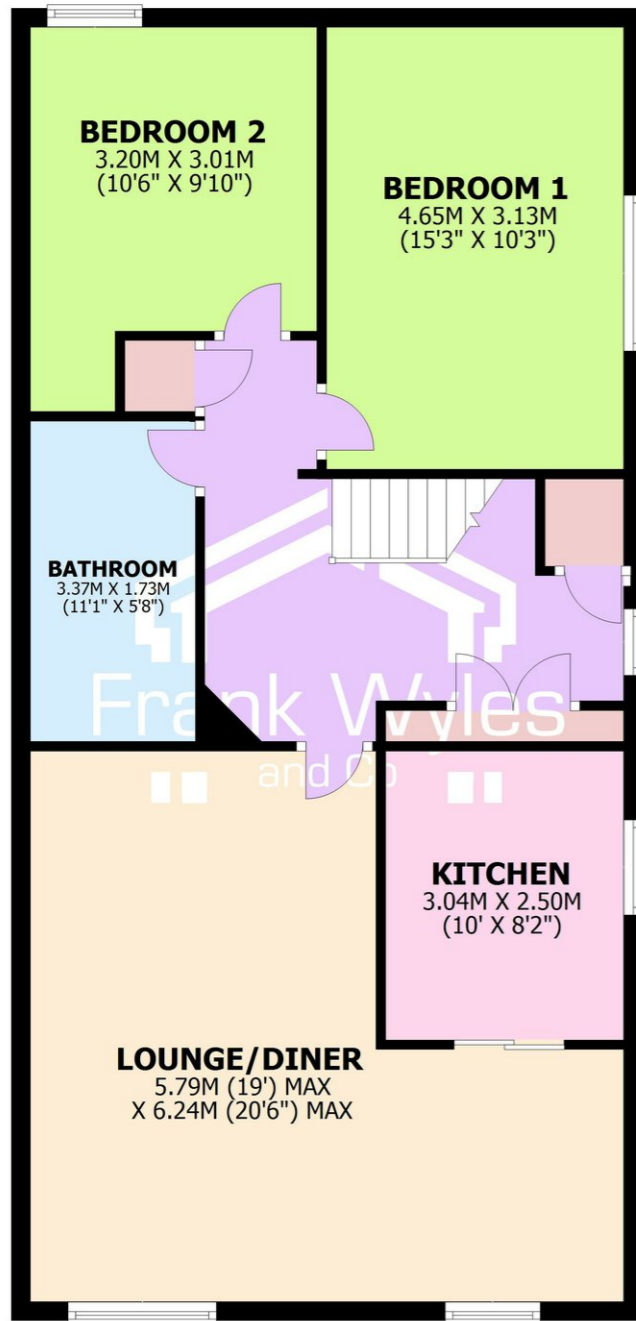




### FIRST FLOOR

APPROX. 83.6 SQ. METRES (900.2 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 |   |         |           |
|   |   | 71      | 80        |

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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 3 Tudor Court, Clifton Drive North Lytham St. Annes FY8 2PW

- First Floor Purpose Built Apartment
- Private Entrance
- Large Reception & Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Garage

**£194,500**  
Leasehold



### Private Entrance

Private entrance door, stairs leading up to:

### First Floor

#### Landing

Double glazed window to side, radiator, two storage cupboards, cupboard housing hot water tank, door to:

#### Lounge/Diner 6.24m (20'6") max x 5.79m (19') max

Two double glazed windows to front, two radiators, TV point, three wall light points, living flame effect electric fire set in stone surround, sliding door to:

#### Kitchen 3.04m (10') x 2.50m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, integrated fridge and freezer, washing machine, Neff dishwasher, built-in Neff oven, built-in hob with extractor hood over, double glazed window to side, wall mounted boiler.

#### Bedroom 1 4.65m (15'3") x 3.13m (10'3")

Double glazed window to side, fitted bedroom suite with a range of wardrobes, radiator.

#### Bedroom 2 3.20m (10'6") x 3.01m (9'10")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes inset wash hand basin with storage under and mixer tap, radiator.

#### Bathroom 3.37m (11'1") x 1.73m (5'8")

Fitted with four piece suite comprising panelled bath with telephone style mixer tap, inset wash hand basin with storage under and mixer tap, shower cubicle with fitted electric shower and WC, heated towel rail, extractor fan, shaver point.

### External

Set in communal gardens. Single garage with water and electricity, up-and-over door.

This first-floor purpose-built apartment offers more space than meets the eye and is ideally located just a short stroll from the beach. Situated on the main bus route from Lytham to Blackpool, it provides excellent connectivity.

The property boasts a private entrance, a generously sized reception, a fitted kitchen, two double bedrooms and a family bathroom. Additional features include a rear garage for convenient parking and well-maintained communal gardens. Early viewing is highly recommended to fully appreciate the charm and potential of this apartment in its prime location.

Tenure: Leasehold  
Ground Rent: £30 pa

Council Tax: Band C  
Service Charge: £840 pa

