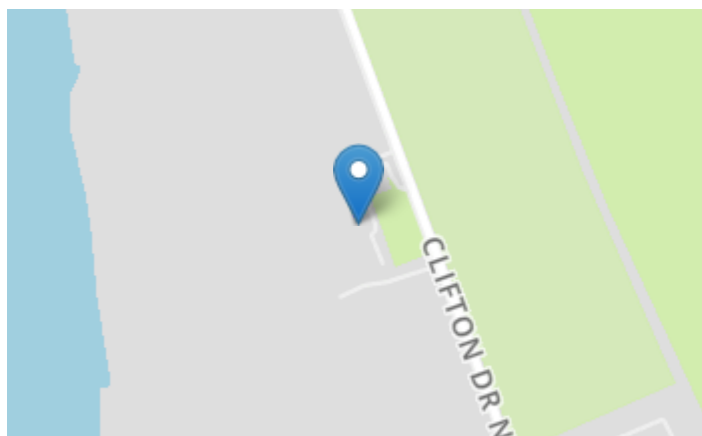
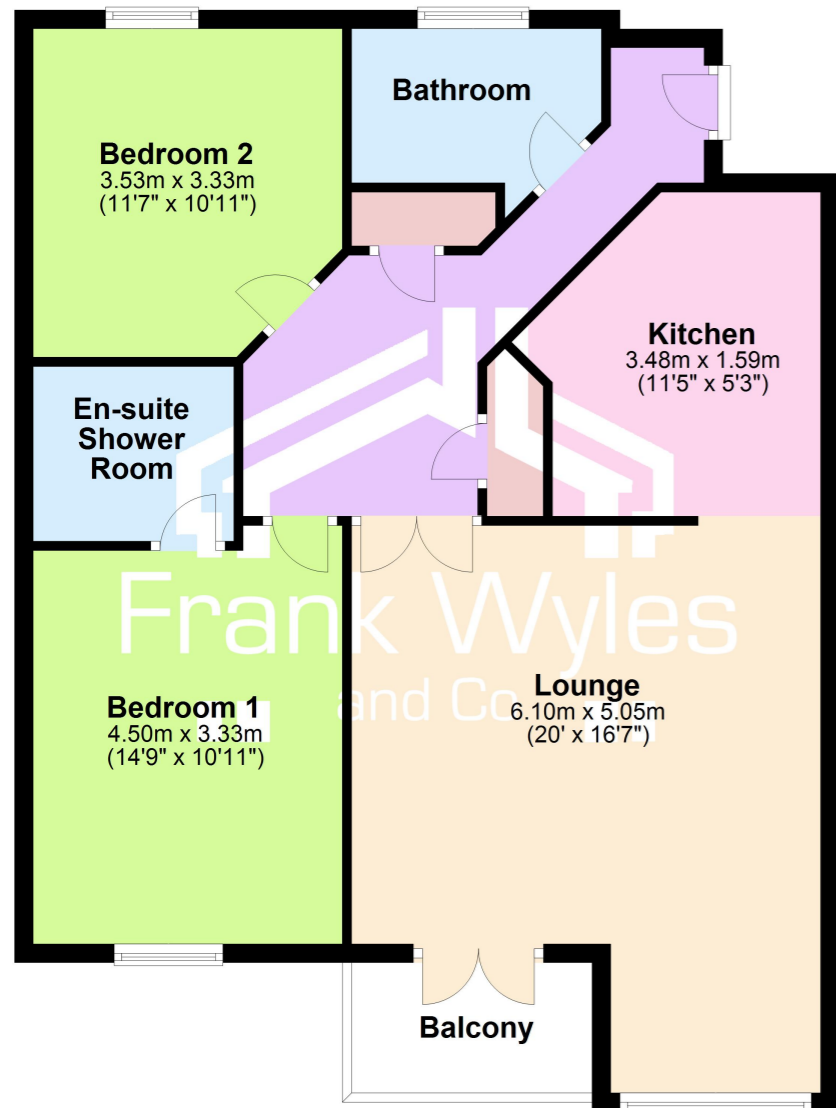


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

First Floor

Approx. 84.5 sq. metres (909.7 sq. feet)



01253 713 695
21 Orchard Road, St. Annes FY8 1RY

01253 731 222
11 Park Street, Lytham FY8 5LU

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**Dunepoint, Flat 11, 606 Clifton Drive North,
Lytham St Annes, Lancashire, FY8 2RN**



- First Floor Apartment
- Large Reception Open Plan to the Kitchen
- Balcony With Sunny Aspect
- 2 Double Bedrooms
- 2 Bathrooms
- Garage
- Lift To All Floors
- Viewing Essential

£275,000

Share of Freehold
Energy Efficiency Rating: C



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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.



Dunepoint, Flat 11, 606 Clifton Drive North,

Lytham St Annes, Lancashire, FY8 2RN

£275,000

Not To be Missed! Stunning First Floor Purpose Built Apartment With Views Over Sand Dunes, Open Plan Lounge/Kitchen/Dining Room, West Facing Balcony with Views over Sand Dunes, Two Double Bedrooms, En-Suite Shower/WC, Bathroom/WC, Double Glazing, Electric Central Heating, Lift, Parking Space, Outside Store Room, Access to the Beach. No Onward Chain.



Ground Floor

COMMUNAL ENTRANCE HALL

The Communal Entrance Hall can be accessed via double glazed outer doors from the left and right hand side of the building. Lift which provides access to the upper floors. A feature staircase with glass and stainless steel balustrade which leads to the upper floors. Ceramic tile floor.

First Floor

ENTRANCE HALL

Approached by a door with centre spy hole from the Communal First Floor Hallway.

Halogen spot down lighting, built-in cupboard with storage shelving, a further built in cupboard which houses a pressurised domestic hot water cylinder and Heatre Sadia Amptec electric boiler, storage shelving, panel radiator, engineered oak floor.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN - 31'1" (9.47m) Max x 16'7" (5.05m) Max

Double glazed corner window with opening lights overlooking the sand dunes, further double glazed French doors provide access onto the Balcony with views of sand dunes beyond, halogen spot down lighting, three double panel radiators, Television point, Two telephone points, Satellite TV point. Engineered oak floor. Telephone door entry phone, two wall light points.

The Kitchen has a range of eye and low-level fixture cupboards and drawers in gloss white with stainless steel handles. Feature solid granite working surfaces incorporate a one and a half bowl stainless steel sink with chrome mixer tap. Under cupboard lighting. The built-in appliances comprise a Servis stainless steel electric multi-function single oven, Servis four ring halogen hob with stainless steel splash-back, stainless steel illuminated chimney style extractor positioned above. Integrated freezer, integrated fridge, integrated dishwasher, integrated washing machine. Feature pelmet down lighting over sink area, halogen spot down lighting. extractor fan. Engineered oak floor.

BALCONY - 9'3" (2.82m) x 4'2" (1.27m)

Feature stainless steel and glass balustrade with panoramic views of the sand dunes. Outside light. Timber decked floor.

BEDROOM ONE - 14'10" (4.52m) Max x 10'9" (3.28m) Max

Double glazed window with opening lights with views over the sand dunes

beyond.

Single panel radiator The room has a variety of built-in 'Neville Johnson' oak effect furniture including wardrobes, two bedside cabinets and dressing table with six drawers. Telephone point, engineered oak floor. A door which leads to the En-Suite Shower/WC.

ENSUITE SHOWER/WC - 7'1" (2.16m) x 6'2" (1.88m)

The En-Suite Shower/WC has a three-piece white suite which comprises: A quadrant step in shower enclosure with chrome thermostatic shower valve with rainfall shower head. A concealed cistern WC with dual push button flush, vanity wash hand basin with chrome mixer tap and storage cupboard beneath. Chrome towel radiator. The walls have been partially tiled in matching tone tiles, halogen spot down lighting, electric shaver point. Two wall light points, extractor fan, ceramic tile floor.

BEDROOM TWO - 11'7" (3.53m) Max x 10'11" (3.33m) Max

Double glazed window with opening lights with views towards the golf course and Pennine Hills beyond. Single panel radiator, engineered oak floor.

BATHROOM/WC - 8'10" (2.69m) Max x 6'2" (1.88m)

The Bathroom/WC has a three-piece white suite which comprises: A panelled bath with chrome mixer tap and chrome thermostatic shower positioned above. A concealed cistern WC with dual pushbutton flush, vanity wash hand basin with chrome mixer tap and cupboard beneath. UPVC opaque double glazed window with opening lights. Partially tiled walls, two wall light points, electric shaver point, halogen spot down lighting, double panel radiator, ceramic tile floor.

Charges

MAINTENANCE

There is a maintenance charge of £2328.47 per annum which covers the cost of up keeping the exterior of the block, communal internal areas, communal gardens, window cleaning, electric gates and the buildings insurance.

TENURE

The Apartment benefits from 1/18th share of the Freehold title.

COUNCIL TAX BANDING

Band 'E'.

