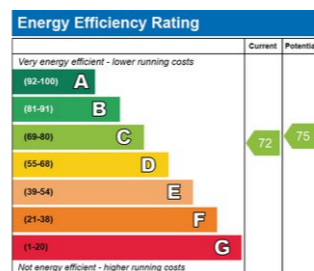
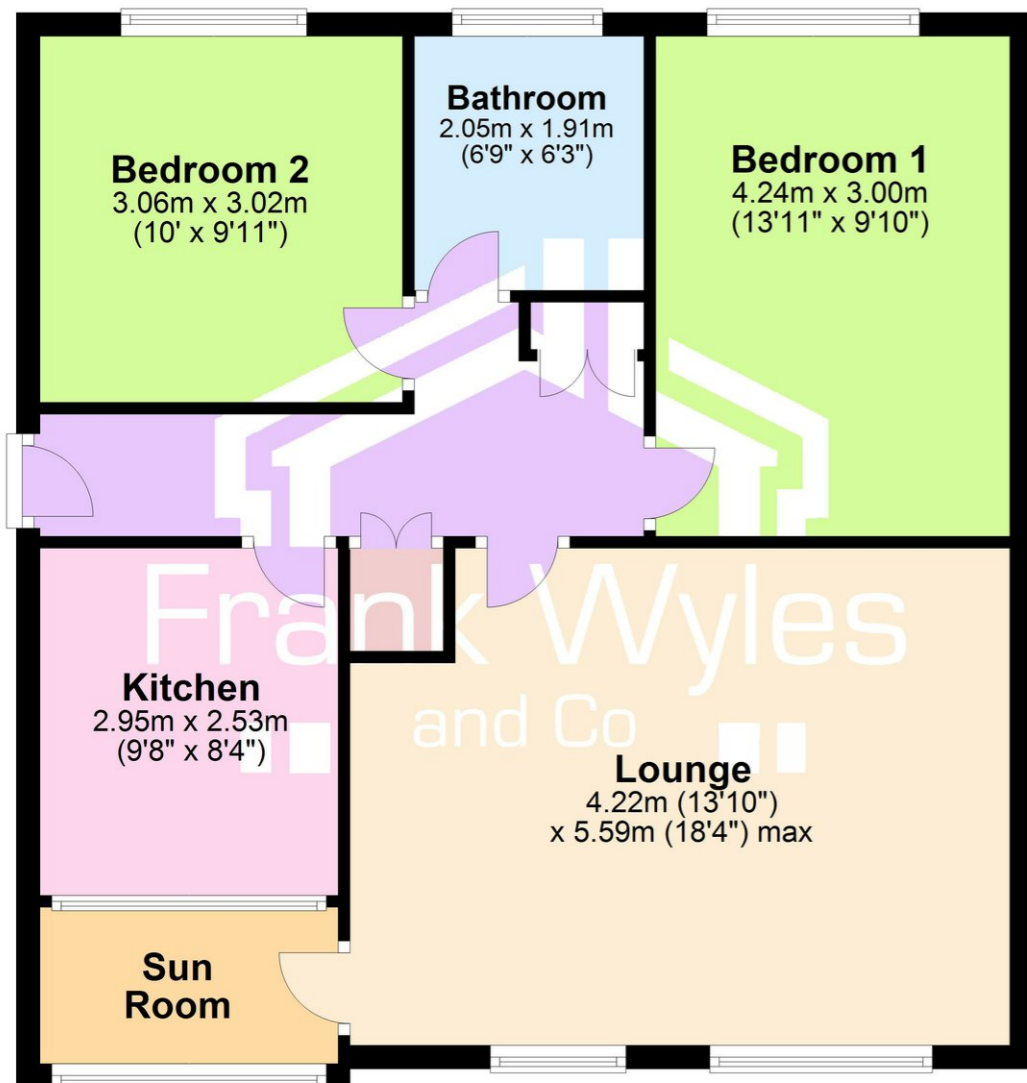


Ground Floor

Approx. 70.7 sq. metres (761.4 sq. feet)



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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.

Darley Court, Flat 4 Clifton Drive North, Lytham St Annes FY8 2NP

- Ground Floor Purpose Built Apartment
- Viewing Highly Recommended
- Two Double Bedrooms
- Garage & Allocated Parking Space
- Large Reception & Sun Room
- Close to Ashton Gardens, Town Centre & Sea Front

£136,000
Leasehold



This ground floor purpose built apartment is located within walking distance of the sea front, Ashton Gardens and St. Annes town centre.

The accommodation comprises a lounge, a sun room, a kitchen, two double bedrooms and a bathroom. The property may require some modernisation. Externally there is a garage with allocated parking.

Ground Floor

Entrance Hall

Two built-in storage cupboards, radiator, door to:

Lounge

5.59m (18'4") max x 4.22m (13'10")

Two double glazed windows to front, radiator, TV point, door to:

Sun Room

Double glazed window to front.

Kitchen 2.94m (9'8") x 2.53m (8'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, electric point for cooker, window to front, serving hatch to Lounge.

Bedroom 1

4.24m (13'11") x 3.00m (9'10")

Double glazed window to rear, radiator, two wall light points.

Bathroom

2.05m (6'9") x 1.91m (6'3")

Fitted with three piece suite comprising panelled bath with separate electric shower over, pedestal wash hand basin and WC, full height tiling to all walls, electric fan heater, obscure double glazed window to rear, radiator.

Bedroom 2

3.06m (10') x 3.02m (9'11")

Double glazed window to rear, radiator, wall mounted concealed boiler.

External

Storage cupboard located in the communal landing, Set in communal gardens with decking for outdoor seating. There is a garage with power and allocated parking, separate spaces available for visitors.

Charges

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.

