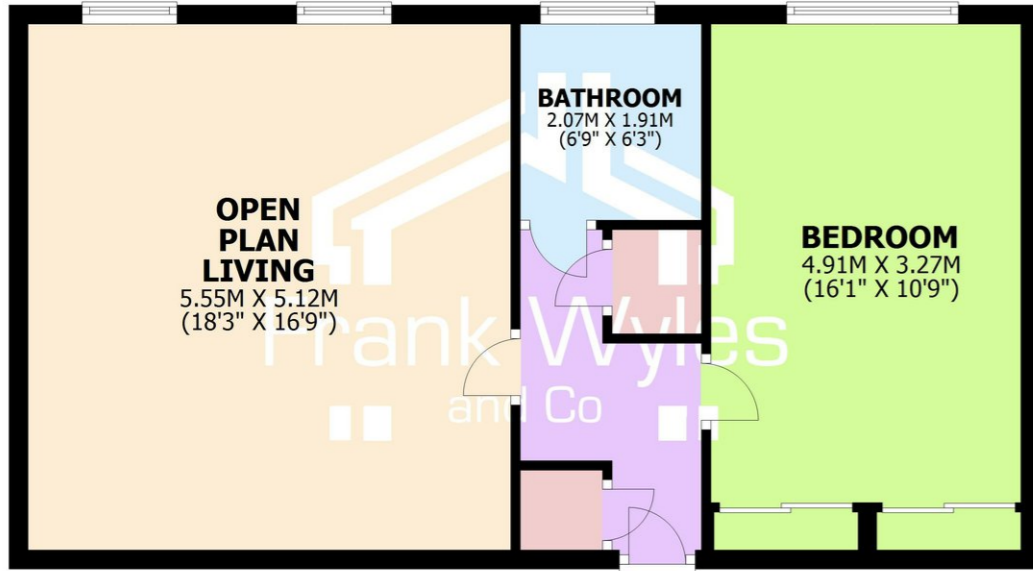




GROUND FLOOR
APPROX. 56.1 SQ. METRES (604.3 SQ. FEET)



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			
		64	80

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11 Queens Manor, Clifton Drive South Lytham St. Annes FY8 1FJ

- Ground Floor Apartment Presented To The Highest Standard
- Just A Short Walk To The Beach
- Large Open Plan Living Dining Kitchen
- Double Bedroom
- Allocated Parking Space
- Viewing Highly Recommended

£172,950
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.



Communal Entrance

Secure communal door with entry phone system, hallway leading to the apartment.

Entrance Hall

Ceiling cornice, electric panel heater, two storage cupboards, one housing the hot water tank, door to:

Open Plan Living Dining Kitchen 5.55m (18'3") x 5.12m (16'9")

The reception is a fabulous room with high ceilings, ceiling cornice, feature electric fireplace, two double glazed windows, two wall lights, TV point, telephone point, electric panel heater, open plan to:

Kitchen Area

Stunning kitchen with a matching range of black base and eyelevel kitchen cabinets with granite countertop, four ring ceramic hob with extractor hood over, 1 1/2 stainless steel sink with Swan neck mixer tap, integrated double oven, integrated washing machine, integrated dishwasher and fridge freezer, tiled flooring.

Bedroom 4.91m (16'1") x 3.27m (10'9")

A great size bedroom, fitted wardrobes with mirrored sliding doors, double glazed window.

Bathroom

Three-piece suite comprising panel bath with mixer tap, glass shower screen, mixer shower with adjustable shower head, low-level WC, wash hand basin with mixer tap and vanity unit, part tiled walls, tiled flooring, heated towel rail.

External

Queens Manor is set in immaculate communal gardens. The apartment has an allocated parking space with extra visitors parking spaces .

Nestled within the remarkable Queen Mary's School conversion, this ground floor apartment offers a unique and enviable living experience. Situated in a fantastic development, the property boasts immediate access to the beach and a variety of local amenities.

The apartment's layout is characterised by a spacious and open plan living dining kitchen, distinguished by its high ceilings. The recently installed kitchen is nothing short of stunning, exuding contemporary elegance. A large double bedroom provides a comfortable retreat, while the bathroom adds to the property's practicality.

For added convenience, the property includes an allocated parking space.

Early viewing is strongly recommended to fully appreciate the charm and convenience of this apartment. Its unique blend of historical character and modern comfort, along with its prime location, make it a standout apartment

Tenure: Leasehold (135 years)
Ground Rent: £125 pa

Council Tax: Band C
Service Charge: £1,500 pa

