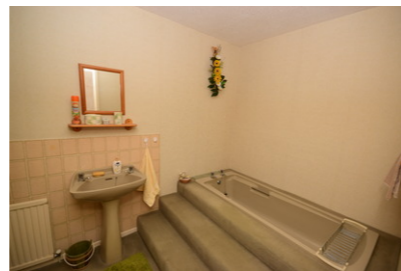
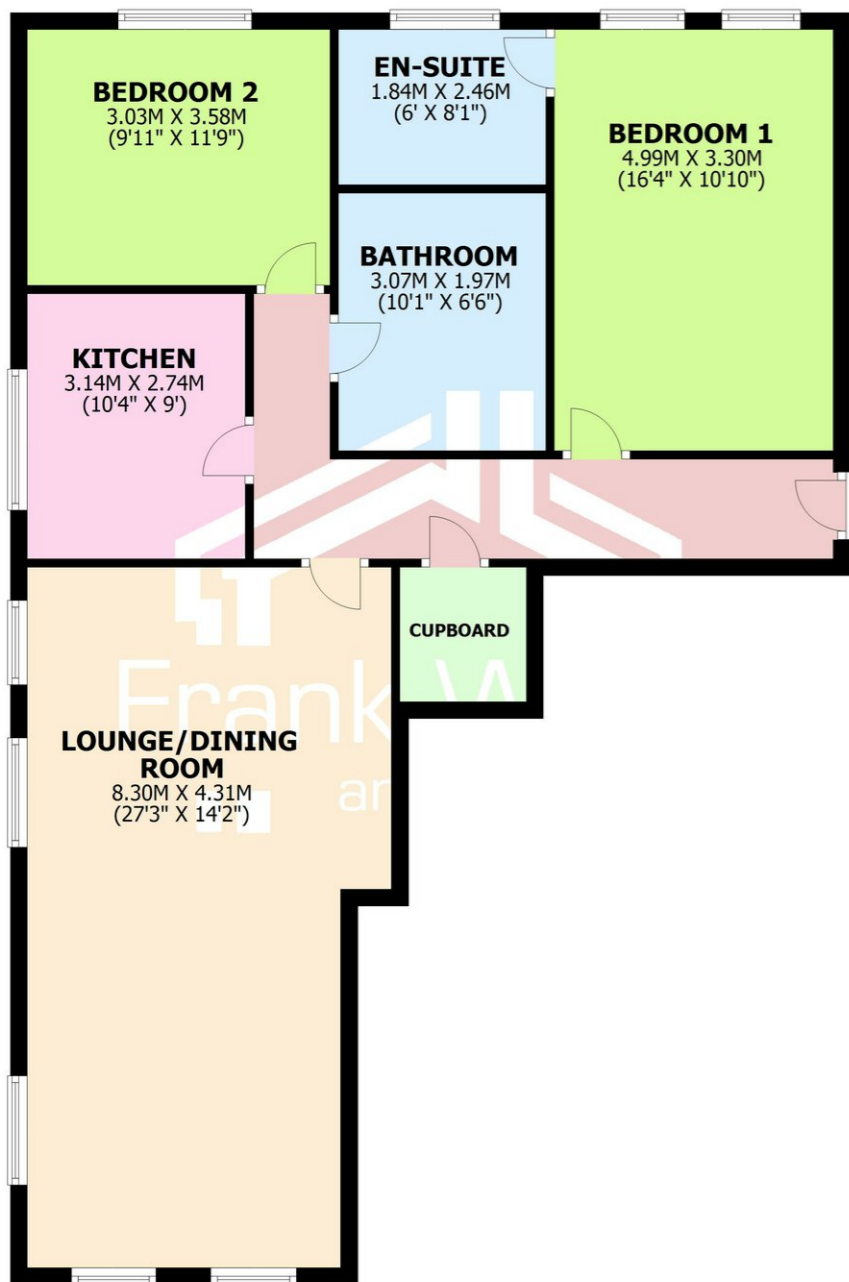




THIRD FLOOR
APPROX. 95.1 SQ. METRES (1023.8 SQ. FEET)



TOTAL AREA: APPROX. 95.1 SQ. METRES (1023.8 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			
		74	79

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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.

**Princes Court, Flat 10, 356 Clifton Drive North,
Lytham St Annes FY8 2PQ**

- Large Top Floor Apartment
- 27ft Reception Room
- 2 Double Bedrooms, 2 Bathrooms
- Glimpses Of The Sea From The Bedrooms
- Garage
- Lift To All Floors
- No Onward Chain

£195,000
Leasehold



Situated on the spacious third floor, this apartment enjoys an enviable location just a brief stroll away from Ashton Gardens, St Annes Square, and offers partial sea views from the bedrooms.

The expansive layout includes a remarkable 27 ft reception room, providing ample space for various living arrangements. The fitted kitchen adds convenience to daily routines. Two generously sized double bedrooms offer comfortable spaces, and the property further benefits from two bathrooms. The building is equipped with a lift that accesses all floors.

With the added advantage of being offered without forward chain, early viewing is strongly encouraged to fully appreciate this opportunity.

Tenure: Leasehold

Council Tax: Band D
Service Charge: £2,003.32 Per Annum



Communal Entrance

Secure communal front door with entry phone system, foyers leading to the lift and stairs to all floors.

Third Floor

Entrance Hall

Radiator, entry phone system, large storage cupboard, door to:

Lounge/Dining Room 8.30m (27'3") x 4.31m (14'2")

Large reception room flooded with natural light, 4UPVC double glaze windows overlooking the front and side, two radiators, ceiling cornice, TV point, telephone point, two wall lights, serving hatch from the kitchen.

Kitchen 3.14m (10'4") x 2.74m (9')

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets, complimentary countertop over, 1 1/2 stainless steel sink with drainer and mixer tap, space for electric oven with extractor hood over, plumbing for washing machine, space for fridge freezer, wall hung gas combination boiler, UPVC double glazed window, full height tiling to all walls.

Bedroom 1 4.99m (16'4") x 3.30m (10'10")

Fitted bedroom suite comprising a single and two double wardrobe, chest of drawers, bedside cabinets and dressing table, radiator, 2 UPVC double glazed windows overlooking the rear with glimpses of the sea, door to:

En-Suite

Three-piece suite comprising tiled shower enclosure, Electric Myra shower with adjustable showerhead, wash hand basin with mixer tap, low-level WC, radiator, obscure UPVC double glazed window, electric shaver point.

Bedroom 2 3.58m (11'9") x 3.03m (9'11") Fitted bedroom suite comprising two double wardrobes, bedside cabinets, chest of drawers and a dressing table, UPVC double glazed window to the rear with sea views, radiator.

Bathroom

Feature central Bath with taps with steps, washer and basin with taps, low-level WC, part tiled walls, extractor fan.

External

Set in well-kept communal gardens with communal off street parking to the front.

Garage

Single garage to the rear with up and over door.

