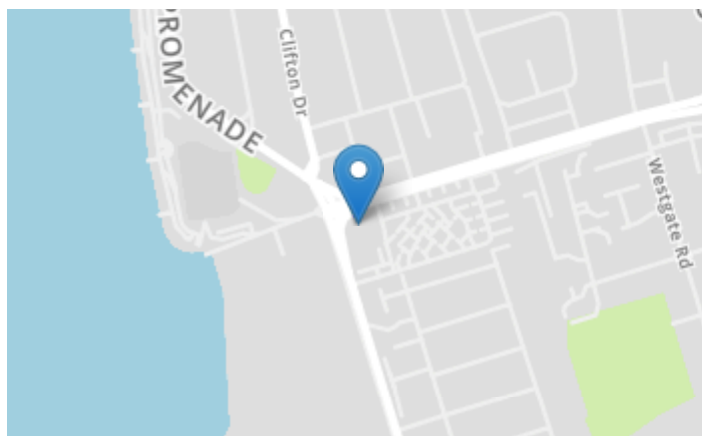
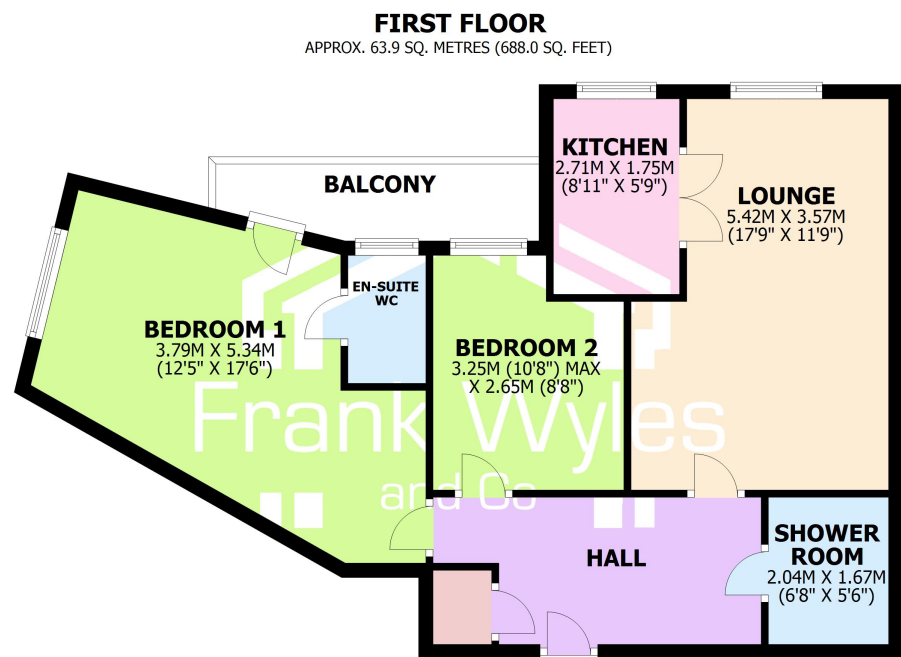


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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**Lemon Tree Court, Apartment 33**  
**Clifton Drive North,**  
**Apartment 33 Lytham St Annes, Lancashire, FY8 2SU**



- 1st Floor Retirement Apartment
- Large Balcony With Sea Views
- Reception & Fitted Kitchen
- 2 Bedrooms & 2 Bathrooms
- Viewing Highly Recommended

**£95,000**

Leasehold  
Energy Efficiency Rating: B



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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.





# Lemon Tree Court, Apartment 33

## Clifton Drive North,

### Apartment 33 Lytham St Annes, Lancashire, FY8 2SU

# £95,000

Not To Be Missed! This impressive first-floor retirement apartment in the popular Lemon Tree Court development and is just one of six of this style. The large balcony has impressive sea views, along with all the other rooms. The generous accommodation briefly comprises reception, fitted kitchen, very large double bedroom and a second bedroom, ensuite cloaks, further bathroom. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band

Service Charge: £1,500 every six months (Water rates and Laundry Included)



**Communal Entrance**  
Secure entrance with entry phone system, lift to all floors, stairs to all floors.

**First Floor**

**Entrance Hall**  
Ceiling cornice, storage radiator, fitted cabinets with two wardrobes and display area with glass doors, storage cupboard housing immersion heater, door to:

**Lounge**  
UPVC double glazed window with partial Sea views, feature electric fireplace with marble hearth and surround, TV point, telephone point, ceiling cornice, storage radiator and Electric radiator, door to:

**Fitted Kitchen**  
UPVC double glazed window with sea views, fitted kitchen with a matching range of white base and eye level units with complimentary countertops over, stainless steel sink with mixer tap, space for fridge freezer, integrated electric oven with hob, extractor hood over, tiled walls, ceiling cornice.

**Bedroom 1**  
Very large double bedroom, fitted bedroom suite comprising wardrobes, bedside cabinets, chest of drawers and dressing table, UPVC double glaze window with sea views, three wall lights, storage radiator and electric radiator, ceiling cornice, UPVC double glazed door leading to the large balcony.

**En-Suite WC**  
Low-level WC, sink with taps, obscure UPVC double glazed window, part tiled walls, electric towel rail, electric heater, ceiling cornice.

**Balcony with Sea Views**  
Accessed from the principal bedroom, tiled floor, ample space for dining / seating

**Bedroom 2**  
UPVC double glazed window with partial Seaview is, fitted bedroom suite comprising fitted wardrobes and dressing table, ceiling cornice, wall lights.

**Shower Room**  
Four piece shower room comprising shower enclosure with electric shower, low-level WC with hidden cistern, bidet, sink with mixer taps in vanity unit, shaver point, strip wall lighting, extra storage, electric heater, extractor fan.

**Facilities**  
Laundry room with multiple washing machines and dryers.  
Residents Lounge with comfortable seating where social events are arranged weekly.  
Guest Suite.  
House manager on site.  
Communal Gardens and Parking

