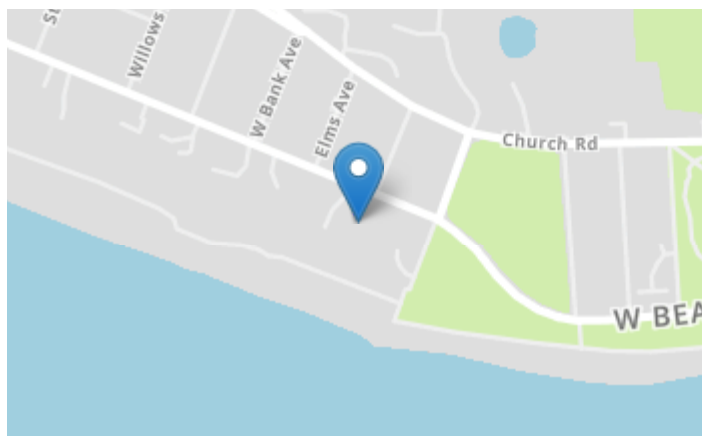
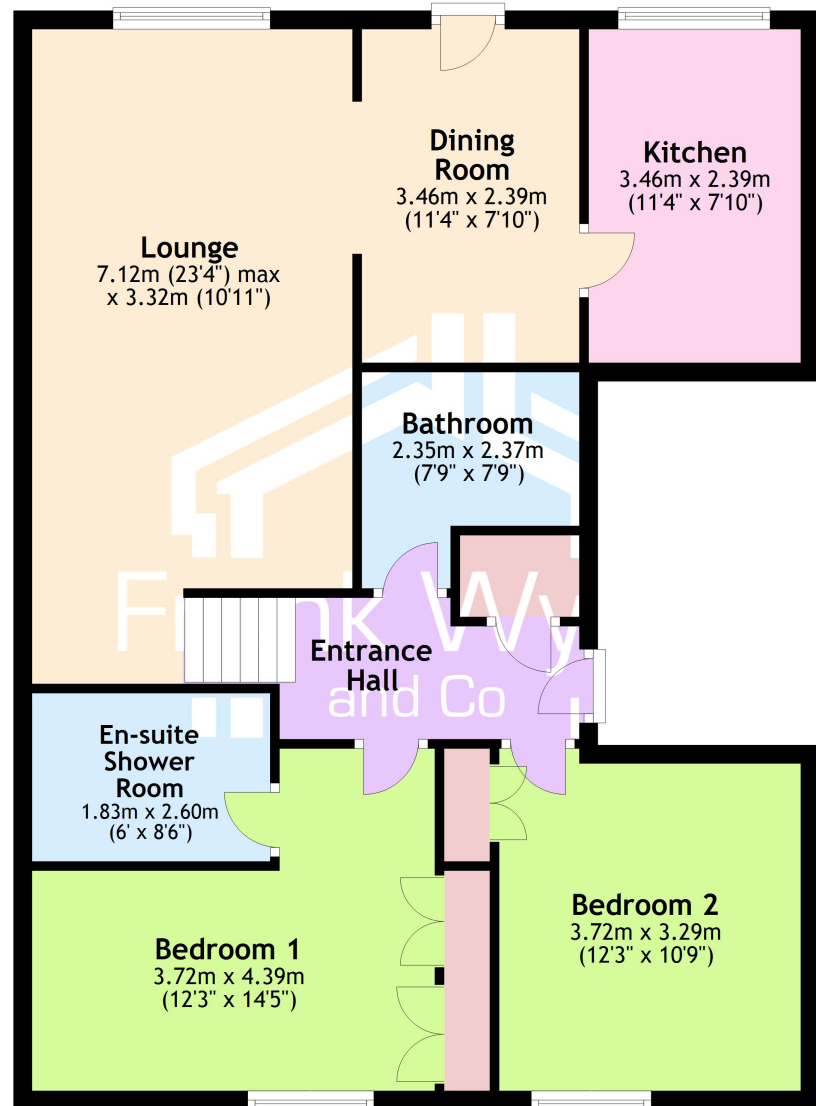


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C	72	78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Ground Floor

Approx. 86.2 sq. metres (928.2 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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**3, St Johns Wood, 2 Clifton Drive,
Lytham, FY8 5PF**

- Elevated Ground Floor Apartment With South Facing Terrace
- Lounge, Dining Room, & Kitchen
- Two Double Bedrooms, En Suite & Bathroom
- Two Allocated Parking Spaces
- Communal Leisure Facilities & Gardens
- Gated Access to Sea Front & Short Walk to Lytham Centre



OIEO

£240,000

Leasehold
Energy Efficiency Rating: C



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.



3, St Johns Wood, 2 Clifton Drive,

Lytham, FY8 5PF

OIEO £240,000

An Elevated Ground Floor Apartment Within a Prestigious Sea Front Development in a Prime Conservation Area With Gated Access To Sea Front. Stairs Lead to a Communal Entrance Via a Secure Entry Phone System With Just Two Other Apartments. The Property Comprises Lounge, Dining Room With Patio Doors Leading To South Facing Terrace, Kitchen, 2 Double Bedrooms, En Suite & Bathroom. The Property Also Benefits From Two Allocated Parking Spaces, Communal Swimming Pool & Gym And Attractive Communal Gardens.

Tenure: Leasehold (999 year lease with 961 years remaining) Ground Rent: £170 pa. Council Tax Band : D

Communal Insurance: £165 pa. Annual Service Charge: £2700 of Which £1105 pa Goes Towards The Spa Leisure Facilities

No Pets or Holiday Lets. Exterior Of Building UpGraded In 2019: New K-Rend, Guttering, Soffits & Fascias

Communal Entrance

Steps up to main door. Secure entry phone system. Front door leading to:

Apartment 3

Entrance Hall

Radiator, and built-in storage cupboard. Steps leading up to::

Lounge 7.12m (23'4") max x 3.32m (10'11")
Double glazed window to rear. Two radiators, TV point, two wall light points, and decorative coving to ceiling. Fireplace with ornate surround and marble inset and hearth. Archway leading to:

Dining Room 3.46m (11'4") x 2.39m (7'10")
Radiator, and decorative coving to ceiling. Patio door to south facing terrace and communal gardens. Door to:

Kitchen 3.46m (11'4") x 2.39m (7'10")
Double glazed window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Integrated fridge, freezer, dishwasher and washing machine. Built-in oven and four ring gas hob with extractor hood over. Tiled flooring, and coving to ceiling. Wall mounted concealed boiler.

Bedroom 1 4.39m (14'5") x 3.72m (12'3")
Accessed from entrance hall. Double glazed window to front. Radiator, and built-in wardrobes. Door to:

En-Suite Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric shower, pedestal wash hand basin with mixer tap, and WC. Full height tiling to all walls, heated towel rail, extractor fan, shaver point and light, and tiled flooring.

Bedroom 2 3.72m (12'3") x 3.29m (10'9")
Accessed from entrance hall. Double glazed window to front. Radiator, TV point, and built-in double wardrobe.

Bathroom

Accessed from entrance hall. Fitted with two three piece suite comprising panelled bath with separate shower over, mixer tap and glass screen, vanity wash hand basin with storage under and mixer tap, and WC. Part tiled walls, heated towel rail, extractor fan, shaver point and light, and tiled flooring.

External

Allocated parking space within communal garage and additional parking space in secure parking area.

Communal Leisure Facilities

Access to the on-site leisure centre which includes a swimming pool, jacuzzi, gym, sauna and changing room.

