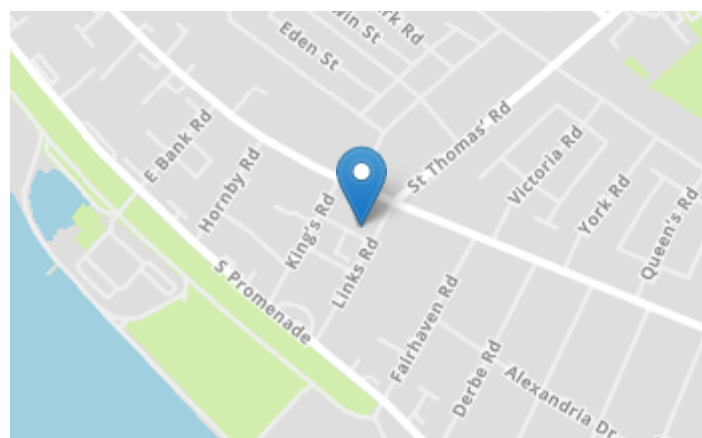


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		81
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		68
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



LOWER GROUND FLOOR

APPROX. 83.9 SQ. METRES (902.9 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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**21 College Court, 252 Clifton Drive South,
Lytham St Annes, Lancashire, FY8 1QE**



- Lower Ground Floor Apartment
- Grade II Listed Building
- Just a short stroll from the sea front
- Lounge & Dining Kitchen
- Allocated Car Parking Space
- Viewing Highly Recommended

£169,950

Leasehold
Energy Efficiency Rating: D



21 College Court, 252 Clifton Drive South,
Lytham St Annes, Lancashire, FY8 1QE
£169,950

This spacious lower ground floor apartment is located within a Grade II listed building just a short walk from both the sea front and town centre. The accommodation comprises a lounge, dining kitchen, bedroom and a bathroom. There is an allocated parking space.

Tenure: Leasehold (978 years, £100 pa)

Council Tax: Band D

Service Charge: £141.50 per month

Lower Ground Floor

Entrance Hall

Wall mounted electric heater, two built-in storage cupboards, door to:

Lounge 6.57m (21'7") x 3.95m (12'11") max

Window to rear, two wall mounted electric heaters, TV point, two wall light points, wall mounted living flame effect electric fire.

Kitchen/Diner 6.24m (20'6") x 3.62m (11'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, under-unit lights, integrated fridge, freezer, dishwasher and washing machine, built-in oven, built-in hob with pull out extractor hood over, window to side, wall mounted electric heater.

Bedroom 4.10m (13'5") x 3.44m (11'3")

Window to rear, fitted bedroom suite with a range of wardrobes, wall mounted electric heater.

Bathroom

Fitted with four piece suite comprising panelled bath with mixer tap, inset wash hand basin with storage under and mixer tap, shower enclosure with fitted shower and WC, heated towel rail, extractor fan, shaver point, tiled flooring.

External

Allocated car parking space.

