



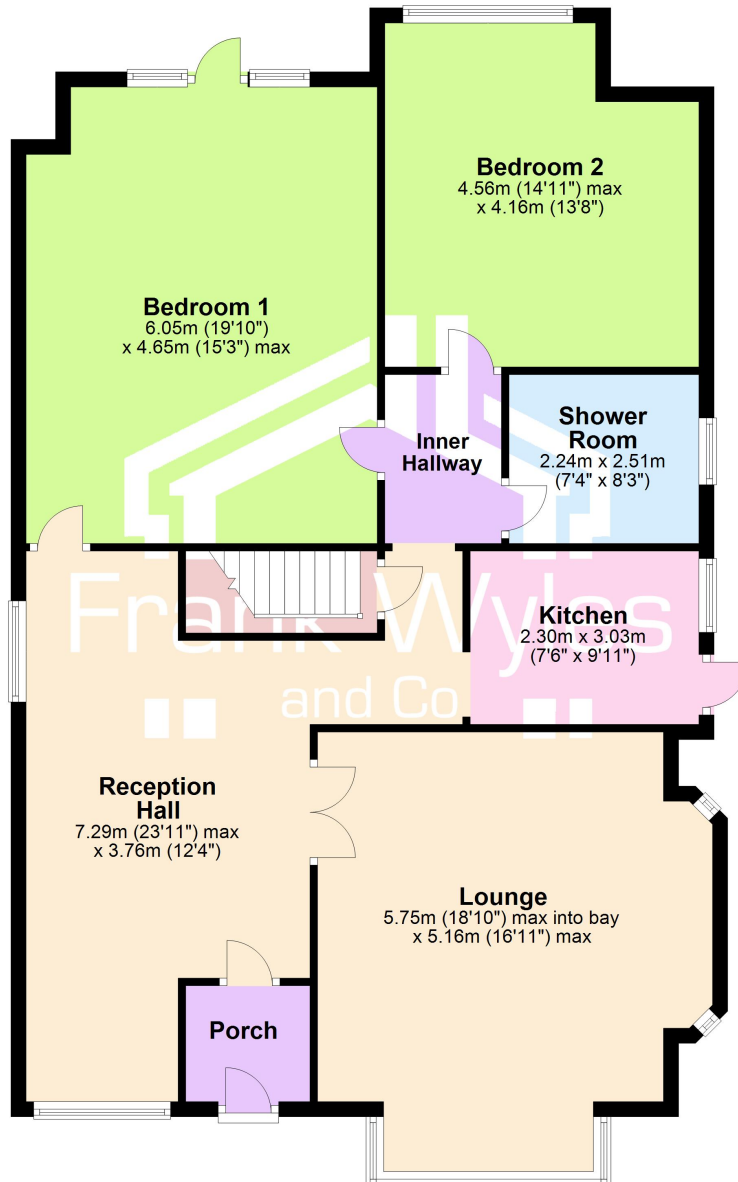
**253 Clifton Drive South, Lytham St Annes, Lancashire, FY8 1HW**  
**£695 pcm**

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>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

This spacious ground floor apartment is conveniently located for access to the town centre and sea front. The accommodation comprises a reception hall, a lounge, a fitted kitchen, two double bedrooms and a shower room. There is basement storage and a single garage.

### Ground Floor



Total area: approx. 122.0 sq. metres (1313.5 sq. feet)