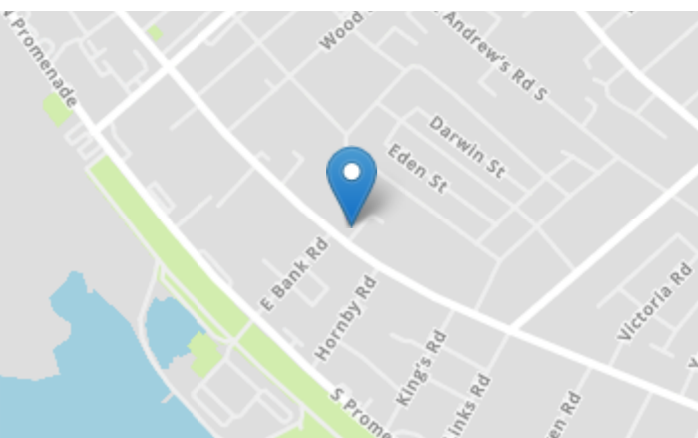
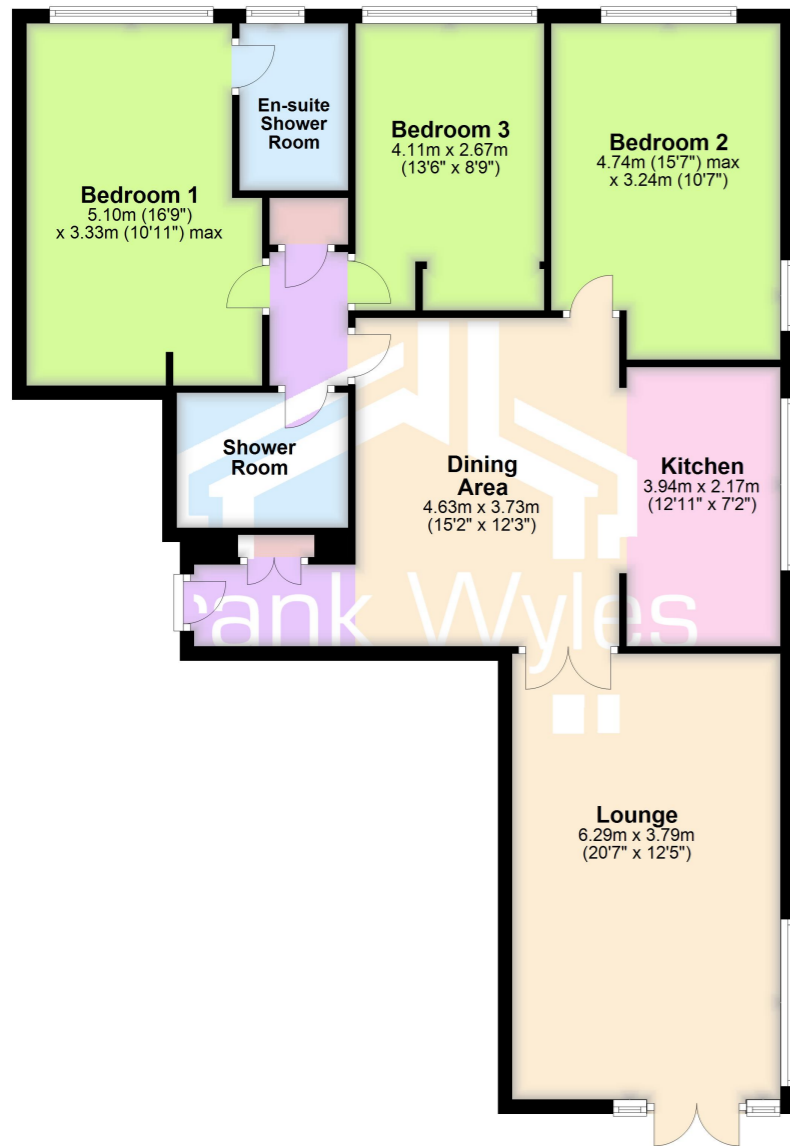


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E	42	49
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Ground Floor



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**Clifton Court, Flat 3, 297 Clifton Drive South,  
 Lytham St Annes, Lancashire, FY8 1HN**



- Stunning Ground Floor Apartment
- Just a short walk from the square & the sea front
- Choose your own kitchen cabinets, worktops & flooring
- 3 Bedrooms
- 2 Bathrooms
- Chain Free

**£299,500**

Leasehold  
 Energy Efficiency Rating: E



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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.



## Clifton Court, Flat 3, 297 Clifton Drive South,

Lytham St Annes, Lancashire, FY8 1HN

**£299,500**

This ground floor apartment occupies a prime position just a short walk from the sea front and town centre and offers an opportunity for buyers to customise kitchen cabinet fronts, worktops and flooring. The property has undergone a complete restoration to near new condition, comprising of new gas central heating system, complete electrical rewiring and new modern ceilings with LED lighting throughout. The accommodation comprises a spacious lounge, a dining kitchen, three bedrooms, an en-suite and a shower room. There is secluded patio area and a garage.

Council Tax: Band B

Tenure: Leasehold



## Ground Floor

Entrance Vestibule

Built-in storage cupboard, open plan to:

Dining Area

4.63m (15'2") x 3.73m (12'3")

Double door to Lounge, flooring options available, open plan to:

Kitchen

3.94m (12'11") x 2.17m (7'2")

Brand New Kitchen Fitted with a range of base and eye level units (opportunity to select cabinet fronts and worktop), new appliances comprising - integrated fridge/freezer, dishwasher, washing machine and tumble dryer, built-in double oven, built-in hob, double glazed window to side, flooring options available.

Lounge

6.29m (20'7") x 3.79m (12'5")

Double glazed window to side, two windows to front, radiator, living flame effect electric fire set in stone surround, flooring options available, French doors to patio area.

Bedroom 2

4.74m (15'7") max x 3.24m (10'7")

Double glazed window to side, double glazed window to rear, radiator.



Hallway

Built-in storage cupboard, door to:

Bedroom 1

5.10m (16'9") x 3.33m (10'11") max

Double glazed window to rear, radiator, door to:

En-Suite Shower Room

Fitted with three piece suite comprising walk-in shower area with low profile anti-slip shower tray for safety and convenience, fitted twin head shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to rear.

Bedroom 3

4.11m (13'6") x 2.67m (8'9")

Double glazed window to rear, radiator, open fronted wardrobe.

Shower Room

Fitted with three piece suite comprising shower area with low profile anti-slip shower trays for safety and convenience, fitted shower, vanity wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, extractor fan.

External

Secluded patio area to the front of the property. Private single garage.

