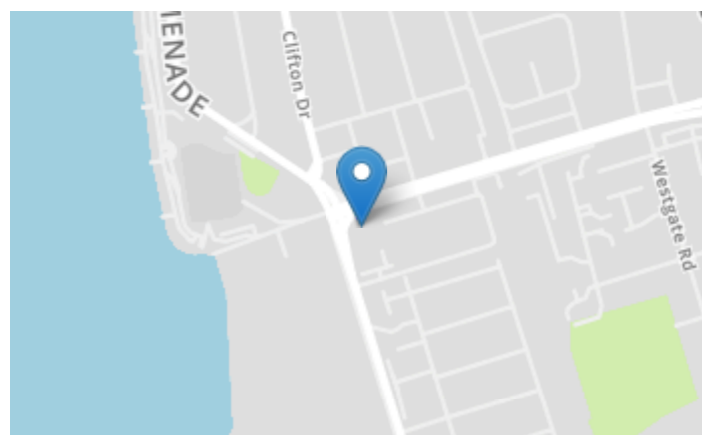
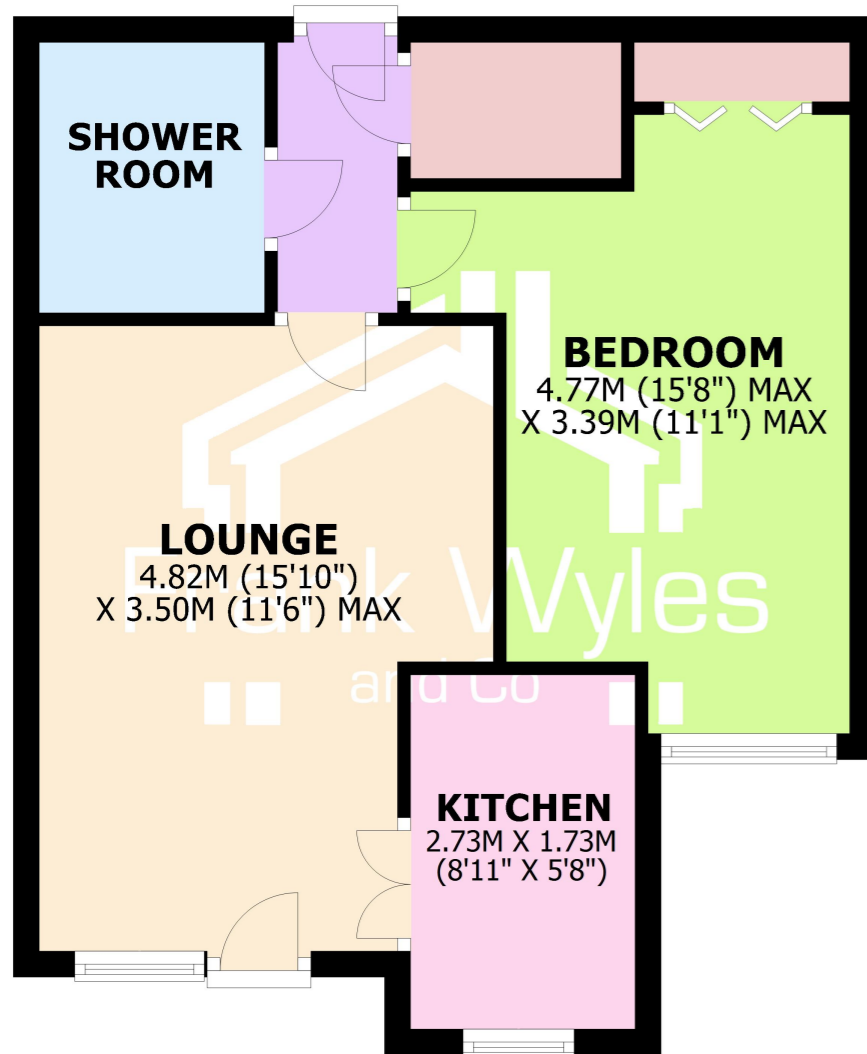


## GROUND FLOOR

APPROX. 42.0 SQ. METRES (452.1 SQ. FEET)



**01253 713 695**

21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**

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**Lemon Tree Court, Apartment 18 Clifton Drive North,  
Lytham St Annes, Lancashire, FY8 2SU**



- Ground Floor Retirement Apartment
- Adjacent to the Sea Front
- Chain Free
- Double Bedroom & Shower Room
- Access To Patio Area
- Viewing Highly Recommended

**£68,500**

Leasehold  
Energy Efficiency Rating:



**Lemon Tree Court, Apartment 18 Clifton Drive North,  
Lytham St Annes, Lancashire, FY8 2SU  
£68,500**

This chain free ground floor apartment is in a popular development adjacent to the sea front. The accommodation comprises a lounge, a fitted kitchen, a bedroom and a shower room, with the benefit of a communal lounge, laundry room and guest room. There is direct access to a patio area.

Tenure: Leasehold

Ground Rent: £439.68 pa

Service Charge: £2038.30 pa



## Ground Floor

### Entrance Hall

Coving to ceiling, door to storage cupboard, door entry intercom, door to:

### Lounge 4.82m (15'10") x 3.50m (11'6") max

Full height double glazed window to front, electric storage heater, TV point, three wall light points, coving to ceiling, living flame effect electric fire with marble inset and hearth, warden alarm pull, external door to patio area, double doors to:

### Kitchen 2.73m (8'11") x 1.73m (5'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge and freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, coving to ceiling.

### Bedroom 4.77m (15'8") max x 3.39m (11'1") max

Double glazed window to front, electric storage heater, two wall light points, coving to ceiling, warden alarm pull.

### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower, inset wash hand basin with storage under and mixer tap, and W/C, emergency push button, full height tiling to all walls, electric fan heater, extractor fan.

## External

Patio area to the front of the property. Further garden areas to the rear.

