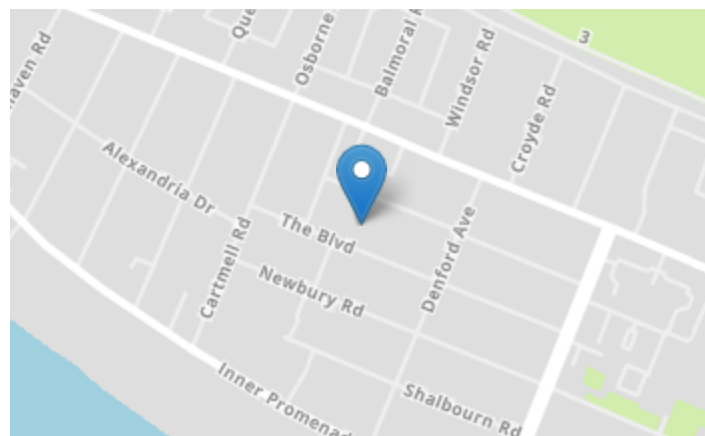
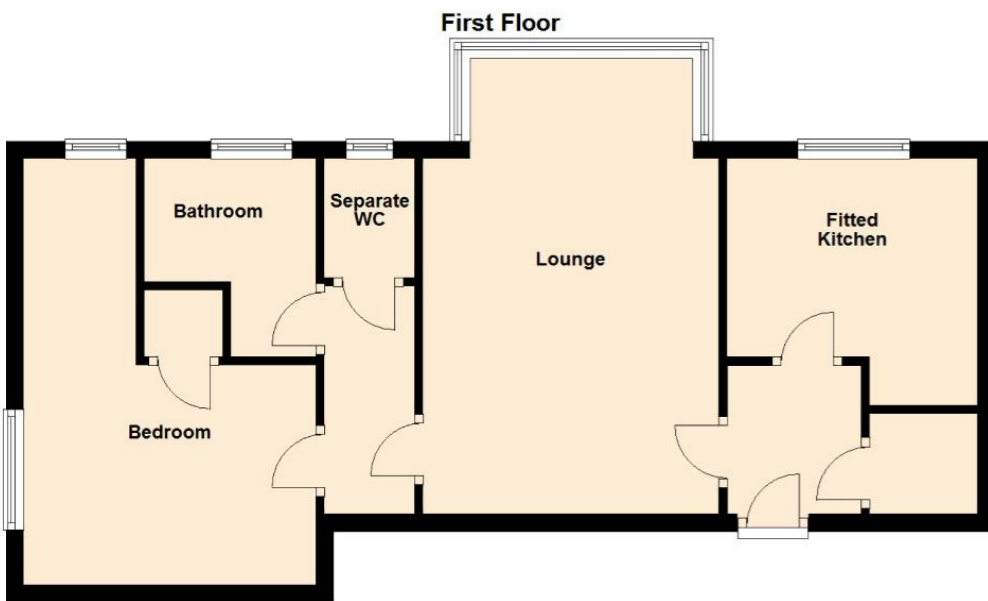


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		80
D (55 to 68)	61	
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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01253 731 222
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**3a Queens Court,
 194 Clifton Drive South,**

- First Floor Apartment
- Chain Free In a Prime Location
- Large Reception
- Double Bedroom
- Lift to All Floors



£105,000

Leasehold
 Energy Efficiency Rating: D



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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.



3a Queens Court, 194 Clifton Drive South, £105,000

Set in a prime location is this spacious first floor apartment. Lift, fitted kitchen with a breakfast bar, large reception, double bedroom, bathroom, electric heating, double glazed windows, communal gardens. Council Tax: Band A - EPC Rating D

Council Tax: Band A

Tenure: Leasehold

Service Charge (TBC)



FIRST FLOOR

Entry via secure intercom controlled front Entrance door to communal hallway with stairs or lift up to first floor, door to:

ENTRANCE HALL

Entry phone, door to Storage cupboard, door to:

FITTED KITCHEN 2.85m (9'4") x 2.78m (9'2") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fridge/freezer and washing machine, electric cooker, double glazed window to rear, tiled flooring.

LOUNGE 5.15m (16'11") max x 3.37m (11'1")

Double glazed box window to rear, radiator, telephone point, TV point, door to:

HALLWAY

Door to:

BEDROOM 4.82m (15'10") max x 3.34m (10'11")



Double glazed window to rear, double glazed window to side, electric storage heater, door to airing cupboard housing hot water tank.

BATHROOM

Fitted with two piece suite comprising bath with separate electric shower over and glass screen pedestal, and wash hand basin, part tiled walls, heated towel rail, obscure double glazed window to rear.

SEPARATE WC

Obscure double glazed window to rear, wc.

EXTERNAL

Communal gardens.

