

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	83
(82 to 100)	B		
(81 to 81)	C		
(80 to 80)	D		
(55 to 80)	E		
(29 to 54)	F		
(1 to 28)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

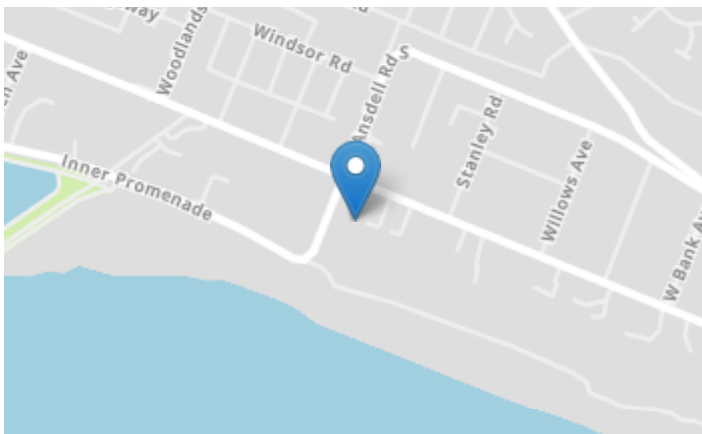


**FIRST FLOOR**

APPROX. 124.6 SQ. METRES (1341.4 SQ. FEET)



TOTAL AREA: APPROX. 124.6 SQ. METRES (1341.4 SQ. FEET)



**01253 713 695**  
**21 Orchard Road, St. Annes FY8 1RY**

**01253 731 222**  
**11 Park Street, Lytham FY8 5LU**

sales@frankwyles.com lytham@frankwyles.com  
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**9 Seville Court Clifton Drive,  
 Lytham, FY8 5RG**

- First Floor Purpose Built Apartment With Balcony & Lift
- In Need of Full Modernisation
- Lounge, Raised Dining Area & Kitchen
- Two Double Bedrooms & Bathroom
- Main Bathroom & En Suite
- Allocated Parking & Store In Underground Garage
- Visitor Parking & Communal Gardens



**£365,000**

Leasehold  
 Energy Efficiency Rating: C



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## 9 Seville Court Clifton Drive,

Lytham, FY8 5RG

**£365,000**

First Floor Purpose Built Apartment With Lovely Views Of The Sea Front & Pedestrianised Walkway Leading To Lytham & Fairhaven Lake. In Need Of Modernisation, And Accessed Via Lift Or Stairs, The Property Comprises Lounge With Balcony, Raised Dining Area, Kitchen, Two Double Bedrooms, Main Bathroom & En Suite. There Is An Allocated Parking & Brick Built Store In The Underground Garage, Visitor Parking Outside & Lovely Communal Gardens Leading Down To The Sea Front. Available With No Onward Chain.

Tenure: Leasehold. Ground Rent: £75 pa

Service Charge: £600 quarterly paid in advance. (Can be subject to change depending on necessary works)

Buildings Insurance: £320.83 in 2020. Further information can be obtained from Seville Court Management Limited.



### Communal Entrance

Steps up to communal door with entry phone system.  
Stairs and lift to all floors, including underground garage.

### First Floor - Apartment 9

#### Entrance Hall

Entry phone. Double doors to built-in storage cupboard.  
Airing cupboard. Opening to:

#### Lounge 6.56m (21'6") x 4.20m (13'9")

Feature fireplace. Two radiators and three wall light points. Decorative coving to ceiling. Step up to patio door leading to balcony.

#### Balcony 5.05m (16'7") x 1.52m (5')

White washed walls and tiled flooring. Obscure glass to each side. Lovely views of sea front and pedestrianised walkway.

#### Dining Area 5.11m (16'9") x 3.37m (11'1")

Open plan with step leading up from lounge to dining room. Radiator. Decorative coving to ceiling. Wood and glass partition leading to:

#### Kitchen 5.58m (18'4") x 2.78m (9'1")

Double glazed window to front with views of sea front and pedestrianised walkway. Fitted with a matching range of base and eye level units with worktop space over incorporating a stainless steel sink with single drainer and mixer tap. Integrated fridge, plumbing for washing machine and dishwasher, space for freezer, built-in double oven and four ring gas hob with extractor hood over. Radiator. Wall mounted boiler.

#### Bedroom 1 5.02m (16'6") x 3.62m (11'10")

Two double glazed windows to front. Fitted bedroom suite with a range of wardrobes. Radiator. Coving to ceiling. Door to:

#### En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower area with fitted electric shower, and WC. Part tiled walls, extractor fan, and radiator.

#### Bathroom

Fitted with five piece suite comprising corner jacuzzi bath with mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with fitted shower, bidet, and WC. Full height tiling to all walls, extractor fan, and shaver point. Door leading to:

#### Store Room

Wood panelled walls.

#### Bedroom 2 3.91m (12'10") x 3.04m (10')

Double glazed window to front. Radiator. Coving to ceiling.

#### External

Allocated parking space in underground garage (can be accessed via lift or stairs). Individual brick built store. Communal gardens. Visitor parking.

