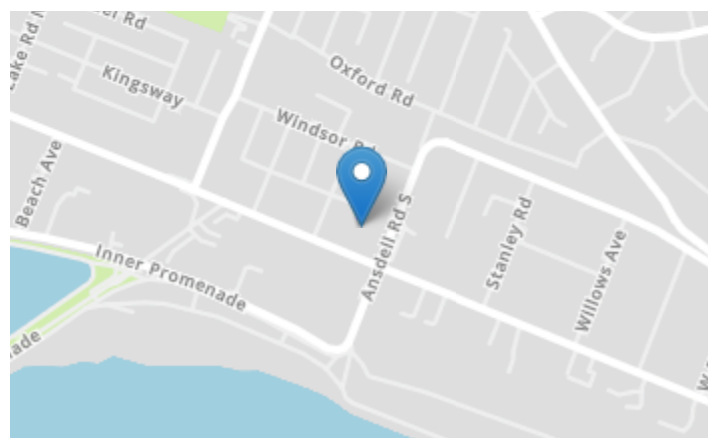
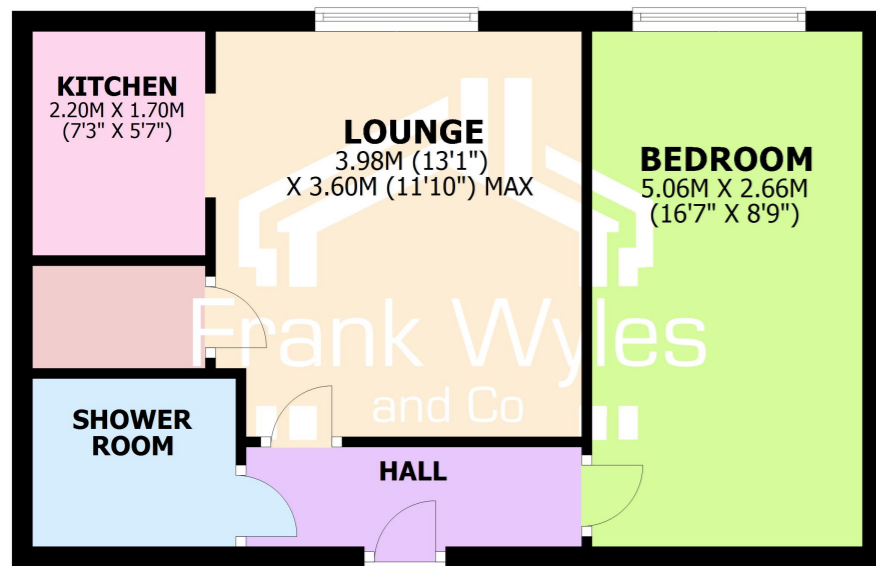


| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 81 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

SECOND FLOOR

APPROX. 46.2 SQ. METRES (497.7 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
www.frankwyles.com
 facebook.com/frankwyles @frankwyles

naea propertymark PROTECTED The Property Ombudsman rightmove See all our properties at OnTheMarket.com

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
 (1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

34 Homelinks House 39 Clifton Drive, Ansdell, Lancashire, FY8 1QT



- 2nd Floor Retirement Apartment
- One Of The Larger Apartments In The Development
- Lift To All Floors
- Chain Free
- Modern Kitchen & Shower Room
- Double Bedroom
- Overlooking The Well Kept Communal Gardens
- Viewing Essential

£55,000
 Leasehold
 Energy Efficiency Rating: C



34 Homelinks House 39 Clifton Drive,

Andsell, Lancashire, FY8 1QT

OIRO £55,000

This Chain Free Retirement Apartment is in a Very Desirable Location, Being a Short Stroll From Granny's Bay and the Shops in Andsell. The Lounge & Bedroom Overlook The Immaculately Kept Communal Gardens. The Accommodation Briefly Comprises A Lounge, Modern Kitchen, Double Bedroom, & Modern Shower Room. This Apartment Is One Of The Larger Apartments In The Development. Early Viewing Is Highly Recommended.

Tenure - Leasehold. 99 years from 1.9.84. Maintenance Charge: £3184.00 pa

Ground Rent: Approx £515 pa

Council Tax Band - B



Communal Entrance

Secure entrance with entry phone system, access to the communal lounge, lift leading to all floors, stairs to all floors.

Second Floor

Entrance Hall

Secure front door, entry phone system, door to:

Lounge 3.98m (13'1") x 3.60m (11'10") max

UPVC double glazed window overlooking the very well-kept communal gardens, feature electric fireplace, ceiling cornice, storage heater, TV point, telephone point, storage cupboard housing electric immersion heater and electric meter. Archway to:

Kitchen 2.20m (7'3") x 1.70m (5'7")

Modern white fitted kitchen with a matching range of base and eye level units with complimentary countertops over, stainless steel sink and mixer tap, electric oven with electric hob and extractor hood over, integrated fridge freezer, brick tiled splashbacks, ceiling cornice, low-voltage spotlights.

Double Bedroom 5.06m (16'7") x 2.66m (8'9")

UPVC double glazed window overlooking the communal gardens, ceiling cornice, storage heater, fitted wardrobes.

Shower Room

Modern three-piece suite comprising double shower with glass shower screen, grab rails, low-level WC, sink with taps in vanity unit, full height tiling to all wheels, heated towel rail, extractor fan, low-voltage spotlights.

