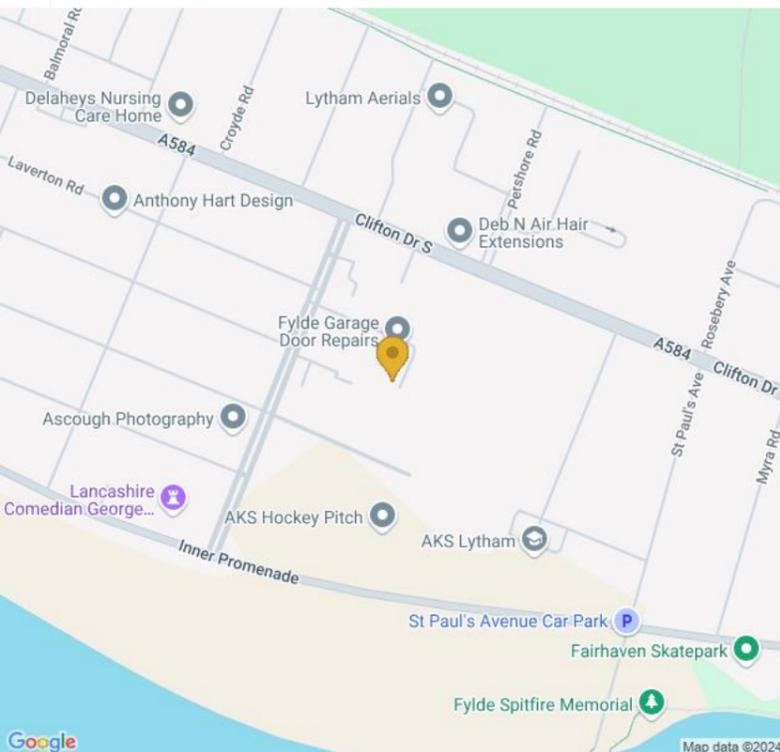


£160,000

Clifton Drive South, Lytham
St. Annes FY8



**St Annes
Landmark House
5a Cleveleys Avenue FY5 2UH**

Tel: 01253 720500

Email: stannes@farrellheyworth.co.uk

https://www.farrellheyworth.co.uk/st_annes



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **One Bedroom Ground Floor Apartment In Lytham St Annes**
- **Modern Kitchen, Open Plan Lounge, Kitchen & Dining Area**
- **One Good Size Double, Spacious Bathroom, Allocated Parking**
- **Great Location, Close to Local Amenities**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC C

www.farrellheyworth.co.uk



Fantastic opportunity to purchase this one bedroom ground floor apartment. The property is immaculately presented and is situated in popular residential location in Lytham St Annes.

On internal inspection the property briefly comprises; entrance hallway, inner hallway, open plan lounge, kitchen and dining space, bathroom and one good size double bedroom.

Externally the property has communal gardens and allocated parking.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold
 Leasehold information: Terms: 155 Years from 1st July 2005
 Current Ground Rent: £350 per annum
 Current Service/Maintenance Charge: £1500 per annum
 Council Tax: Band C



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