

584 sq.ft. (54.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial Properties Ltd. We therefore cannot offer any guarantees in respect of them.

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## CLIFTON DRIVE NORTH, ST ANNES, FY8 2PA

**£90,000**

- IMMACULATELY PRESENTED SECOND FLOOR FLAT CLOSE TO THE HEART OF ST ANNE'S CENTRE
- JUST A STONES THROW AWAY FROM ASHTON GARDENS AND THE SEA FRONT
- DOUBLE BEDROOM & BATHROOM
- NO FORWARD CHAIN INVOLVED AND COULD INCLUDE A TENANT IN SITU
- SUITABLE FOR A FTB OR INVESTMENT

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### Communal Entrance

A gorgeous entrance area with plenty of original character features. Stairs lead to all floors.

### Entrance To Flat 5

Entrance gained via a solid timber door with glass inserts straight into the hallway with doors leading into the following rooms:

### Kitchen 3.13m x 2.33m (10'3" x 7'8")

Window in the ceiling providing the room with natural light, range of cupboards, stainless steel sink and drainer, space for appliances, part tiled walls, laminate work surfaces, lino flooring.

### Lounge 14'9 x 15'4 (4.50m x 4.67m)

UPVC double glazed windows to the rear, radiator, TV and television points, skirting boards, picture rail, carpets, original inbuilt wardrobe, cast iron fireplace with marble surround.

### Inner Hallway

Carpets, radiator

### Bedroom 10'8 x 8'4 (3.25m x 2.54m)

UPVC double glazed windows to the side, fire surround housing cast iron fire place, radiator, telephone aerial, carpets, skirting boards, curtains.



### Bathroom 9'7 x 6'1 (2.92m x 1.85m)

Opaque UPVC double glazed windows to the side, white three piece suite: WC, pedestal wash hand basin, bath with over head mains powered shower, laminate flooring, tiled to splash backs, boiler, chrome heated towel rail.

### Communal Areas

There are low maintenance communal gardens to the front & rear and a basement providing additional storage for residents.

### Extra Information

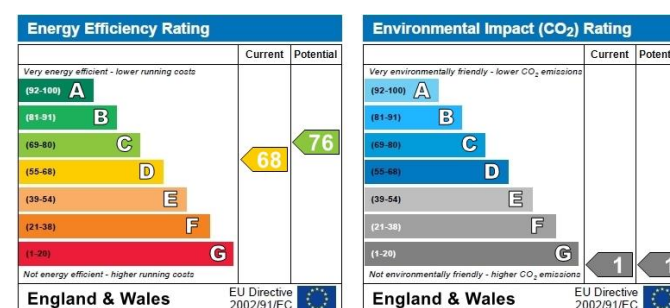
Service Charge - £500 p/a (includes ground rent, external maintenance and communal cleaning)

Buildings Insurance - £189 p/a (total for building, apportioned for each flat)

Tenure - Leasehold

Council Tax Band A - £1,350.39

There is a tenant in situ and the annual rental income is £6,600 per annum ( approximately 7.3% yield ).



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