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**Apartment 11, 314 Clifton Drive North, Lytham St. Annes FY8
2PB**

£119,950

Charming one-bedroom lower ground floor apartment with a modern fitted kitchen and spacious living area, centrally located in Lytham St Annes just minutes from the beach, and available with no onward chain!



Entrance Hall

Accessed via lower ground floor communal hallway. Door to utility/store cupboard housing hot water cylinder and washing machine. Laminate flooring and spot lighting. Door to:

Living Dining Kitchen

UPVC double glazed sliding patio doors to the side, leading to a private paved patio. Laminate flooring, spot lighting, electric radiators, telephone point and TV aerial point. Range of fitted wall and base units with marble effect laminate work surface incorporating inset stainless steel single bowl sink and drainer with chrome mixer tap. Integrated appliances include: Lamona integrated oven, Lamona four ring induction hob with extractor above, Lamona microwave, Beko slimline dishwasher and Electra fridge freezer. Doors to the following rooms:

Bedroom

UPVC double glazed window to the side. Carpeted flooring, electric radiator, ceiling light and TV aerial point.

Bathroom

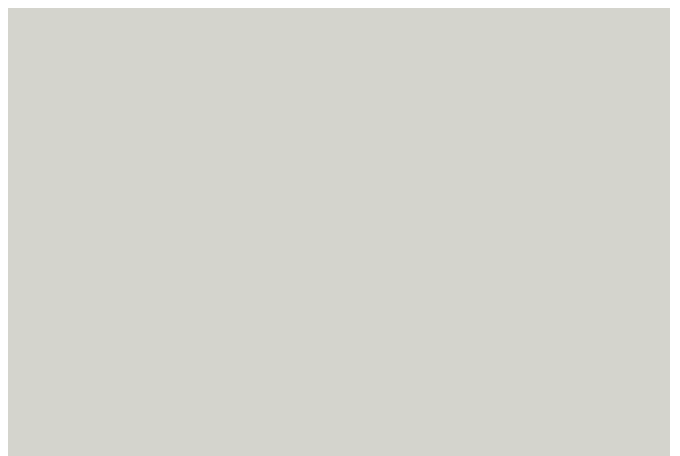
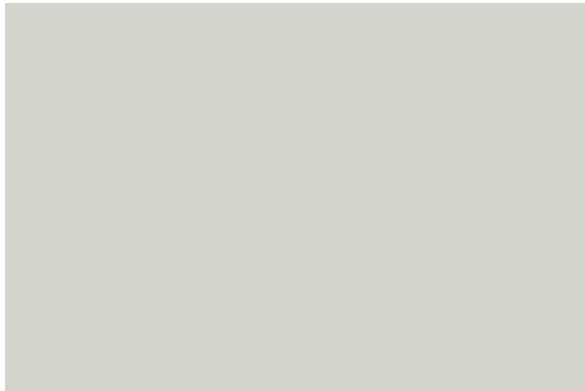
Four piece white suite, comprising: tiled panelled bath with chrome mixer tap; step-in shower enclosure with glass door, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; wall mounted wash hand basin and chrome mixer tap; and WC with push button flush. Part tiled walls, tiled flooring, spot lighting, extractor fan, chrome ladder style towel radiator and wall mounted illuminated mirrored vanity cabinet with shaver point.

External

Private patio areas to the front and side.
Allocated parking space to the front.

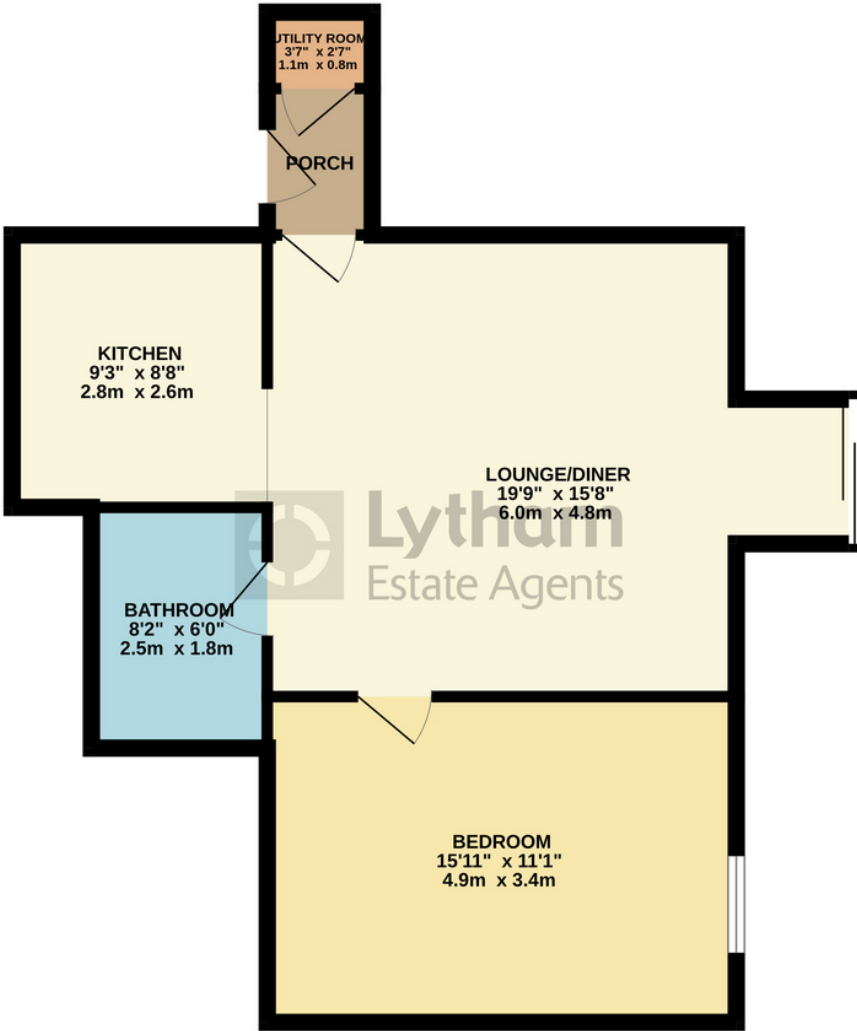
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Floor Plans

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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