



1 bed flat to buy in FY8

Clifton Drive North, Lytham St. Annes,
Lancashire, FY8 2PB

£40,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Vacant
- ✓ Prime location just off St Annes
- ✓ Close to shops, cafés and transport links
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This second floor studio apartment is set in a prime location just off St Annes Square, with a wide range of shops, cafés and transport links close by. The accommodation comprises a studio style living space with lounge and bedroom area, fitted kitchen and bathroom. The property would make an excellent first time purchase or a convenient base in the centre of town. Being sold with no forward chain, early

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 107

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £40,000

Property Type: Flat

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

SECOND FLOOR

APPROX. 23.2 SQ. METRES (249.7 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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