

**Auction**

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
northwest@pattinson.co.uk

- ✓ 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 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	

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

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

