



## 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

## 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) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 62      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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