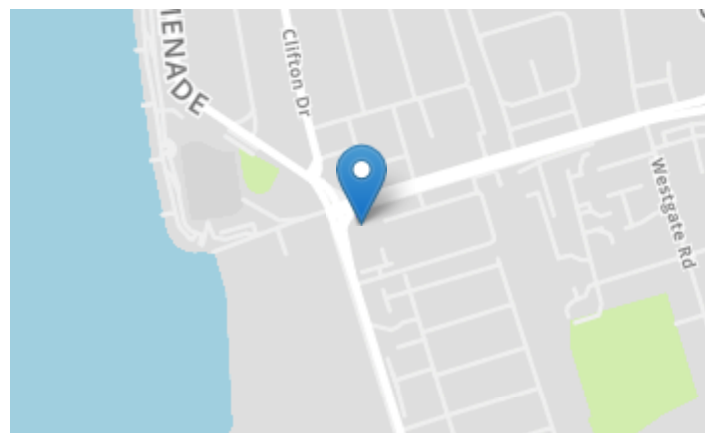
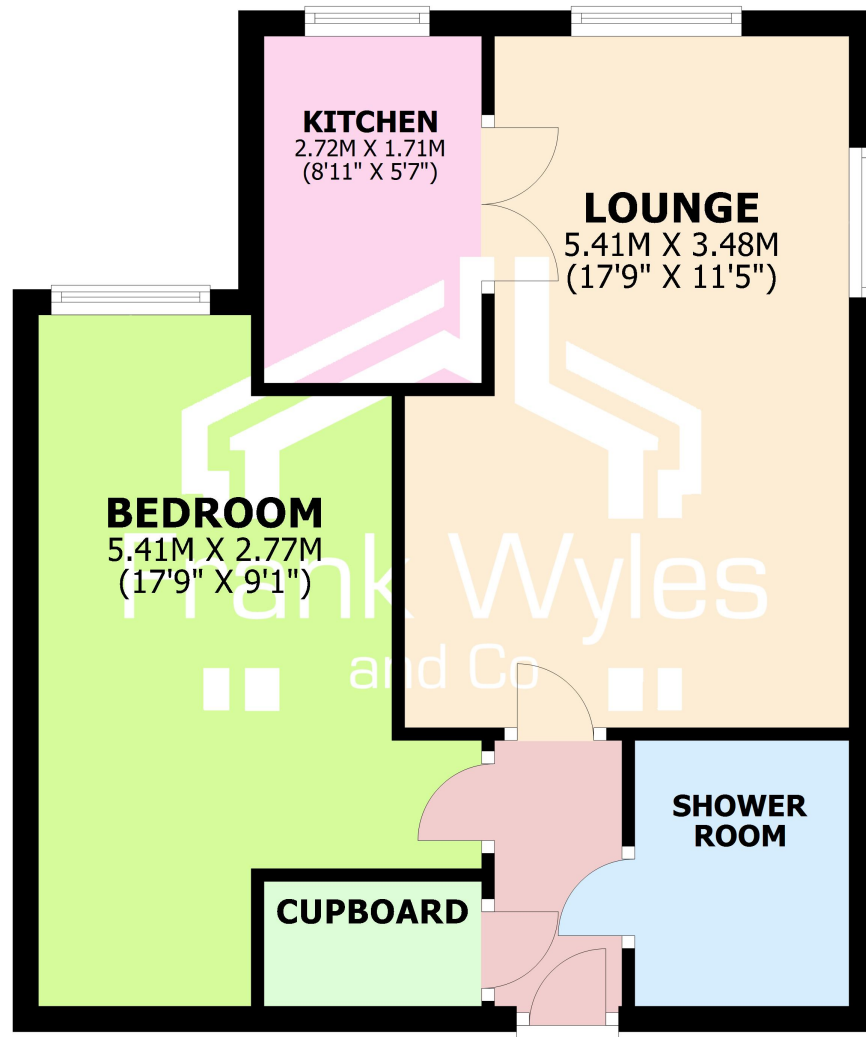


## FIRST FLOOR

APPROX. 44.4 SQ. METRES (477.6 SQ. FEET)



**01253 713 695**

21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**

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**Lemon Tree Court, Apartment 36 Clifton Drive North,  
Lytham St Annes, Lancashire, FY8 2SU**



- First Floor Retirement Apartment
- Chain Free
- Partial Sea Views From the Lounge & Kitchen
- Lift To All Floors
- Double Bedroom
- Viewing Highly Recommended

**£65,000**

Leasehold  
Energy Efficiency Rating: C





**Lemon Tree Court, Apartment 36 Clifton Drive North,  
Lytham St Annes, Lancashire, FY8 2SU**

**£65,000**

This Chain Free First Floor Retirement Apartment is ideally located for the shops and transport links into St. Annes & Blackpool. There are partial sea views from both the lounge and bedroom. The accommodation briefly comprises large reception, double bedroom, fitted kitchen and shower room. Early viewing is highly recommended.

Tenure: Leasehold

Ground Rent: £439.68 pa

Service Charge: £2038.30 pa

**Entrance Hall**

Secure Entrance with entry phone system, lift to all floors.

**First Floor**

**Entrance Hall**

Entry phone system, alarm pull cord, ceiling cornice, large storage cupboard housing immersion tank and metres, door to:

**Lounge**

5.41m (17'9") x 3.48m (11'5")  
2 UPVC double glazed windows, dual aspect, (one with sea views), ceiling cornice, telephone point, TV point, three wall lights, pull cord, double doors to:

**Kitchen**

2.72m (8'11") x 1.71m (5'7")  
Fitted kitchen with a matching range of base and eye level units and complimentary countertop over, stainless steel sink with taps, four ring electric hob with extractor hood over, integrated electric oven, space for under counter fridge, tiled walls, upvc double glazed window with sea views.

**Double Bedroom**

5.41m (17'9") x 2.77m (9'1")  
Fitted wardrobes with mirrored doors, ceiling cornice, two wall lights, pull chord, upvc double glazed window, storage radiator

**Shower Room**

Double shower enclosure with sliding glass door, electric shower with grab rail, low level wc, sink with taps in vanity unit, tiled walls, extractor fan, ceiling cornice, heated towel rail.

**Facilities**

Laundry room with multiple washing machines and dryers.  
Residents Lounge with comfortable seating where social events are arranged each weekly.  
House manager on site.  
Communal Gardens and Parking

