



# Falcon & Foxglove

**Flat 1 Princes Court, 356 Clifton Drive North, Lytham  
St. Annes FY8 2PQ**



This enviable apartment block of only 12 apartments Princes Court is located on Clifton Drive North just a few steps away from the North Beach on St. Annes Promenade with the convenience of St. Annes Square and Lytham amenities' with Ashton Gardens a short stroll away. Excellent transport service by train or bus close by makes this apartment a central location for the Fylde coast living.

This spacious ground floor 2 bedroom and 2 bathroom apartment with a reception room an excellent space for various living styles. Fitted Kitchen, New bathroom, New Gas Central heating system, Master Bedroom with refurbished En-Suite, Second Bedroom with Fitted wardrobes. Recently New Carpets and decorated.

- Two Double Bedrooms
- En-Suite & Bathroom
- Secure Private Entrance
- Garage & Private Parking
- Popular Location
- Large Ground Floor Apartment
- Council Tax Band D
- EPC Rating C
- Leasehold (£50 Ground Rent & £500 Quarterly Service Charge)

**£237,500**



**Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ**

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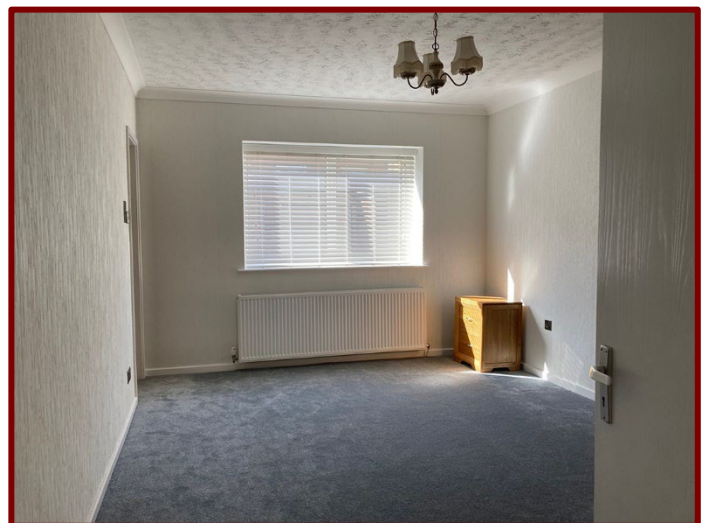
**Lounge Dining Room**  
8.87m x 4.07m (29ft 1" x 13ft 4")



**Kitchen**  
2.91m x 2.63m (9ft 7" x 8ft 8")



**Bedroom One**  
4.49m x 3.19m (14ft 9" x 10ft 6")



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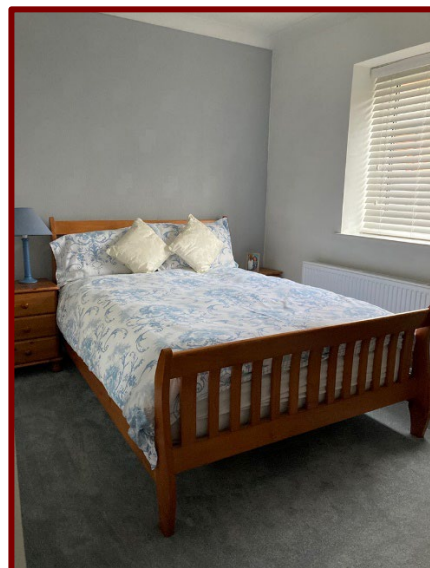
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**En-Suite**  
2.15m x 1.71m (7ft 1" x 5ft 7")



**Bedroom Two**  
3.50m x 2.80m (11ft 6" x 9ft 2")



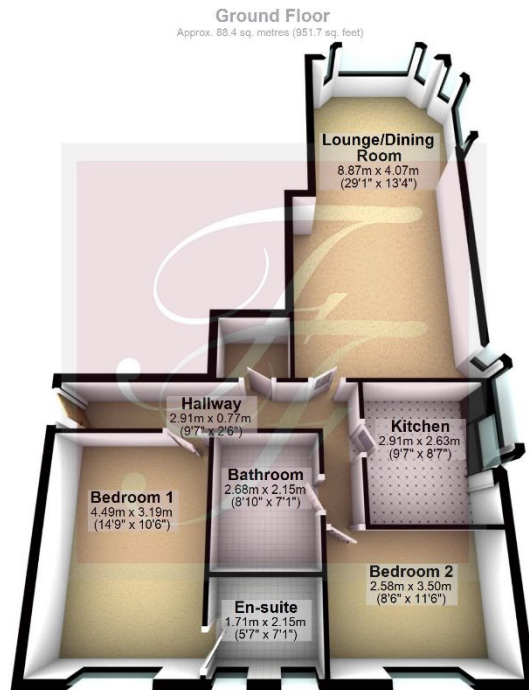
**Bathroom**  
2.68m x 2.14m (8ft 10" x 7ft 0")



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Total area: approx. 88.4 sq. metres (951.7 sq. feet)

**Please note: Plans are to show room locations only and are not to scale**

#### NOTES:

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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