



Flat 2, 78 Clifton Street Lytham

Situated in the heart of Lytham town centre at first floor level a converted flat providing spacious town centre living. The apartment has a large lounge overlooking Clifton Street, there is a good size kitchen with fitted appliances, a double bedroom and a recently refurbished bathroom. There is double glazing and a gas fired central heating system. Epc rating D.

Offers In Excess Of £110,000

78 Clifton Street

COMMUNAL ENTRANCE

A gated courtyard area leads to a staircase and the first floor communal entrance.

ENTRANCE HALL

Wood effect tiled flooring, radiator & coving.

LOUNGE 17' 7" x 15' 1" (5.36m x 4.6m)

Lovely well-proportioned reception room with two double glazed windows overlooking Clifton Street. Shutters to the windows.



KITCHEN 11' 2" x 10' 4" (3.4m x 3.15m)

Well appointed room with white wall and floor units with contrasting working surfaces - stainless steel sink unit and tiling behind. Two double glazed windows to the side elevation. Built in oven & hob unit. Integrated fridge & freezer. Fitted washing machine & dishwasher. Radiator.



BEDROOM 17' 7" x 9' 4" (5.36m x 2.84m)

Fitted wardrobes to one wall. Double glazed window overlooking Clifton Street. Radiator and coving.



BATHROOM 10' 4" x 6' 3" (3.15m x 1.91m)

Recently refurbished bathroom with a bath with a shower and screen over, wash hand basin and wc incorporating built in cupboards. Stone tiling, chrome radiator/towel rail.



CENTRAL HEATING

Gas fired central heating system - combination boiler is concealed behind a unit in the kitchen.

TENURE

Leasehold. Subject to a ground rent of £100 pa. Residue term of a 125 year lease from 2/3/1987

BLOCK INSURANCE & MANAGEMENT

COUNCIL TAX Band A.

ENERGY PERFORMANCE CERTIFICATE

Current D. Potential C.