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**Windsor Court, Flat 5, 192 Clifton Drive South,  
Lytham St Annes, Lancashire, FY8 1HQ**

- Top Floor Apartment With Open Views
- Large Reception & Fitted kitchen
- 2 Double Bedrooms & Bathroom
- Single Garage & Communal Gardens
- Viewing Highly Recommended



**£225,000**

Leasehold  
Energy Efficiency Rating:



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**Windsor Court, Flat 5, 192 Clifton Drive South,  
Lytham St Annes, Lancashire, FY8 1HQ  
£225,000**

Not to be missed! This immaculate top floor apartment is in a very desirable art deco building, just a short walk from the seafront and within easy access of St Annes Square. The property has lovely open views and the very generous accommodation comprises a large reception, fitted kitchen, two double bedrooms and a shower room. Early viewing is highly recommended.

Tenure: Leasehold

Service Charge: £1,500 pa

Council Tax: Band B

**Entrance**

Secure front door with entry phone system, stairs leading to all floors.

**Second Floor**

**Hall**

Open to the kitchen area, flooded with natural light, two wall lights, two large storage cupboards, radiator, door giving access to the rear stairway, door to:

**Lounge**

5.33m (17'6") max x 4.67m (15'4") UPVC double glazed bay window overlooking the front with amazing views, to further opaque UPVC double glazed windows to the side, ceiling cornice, radiator, feature fireplace with electric fire, telephone points, TV point, three wall lights.

**Kitchen**

3.16m (10'4") x 2.31m (7'7") Open plan to the hallway, modern fitted kitchen with contrasting white base and black eyelevel kitchen cabinets with complimentary countertop over, stainless steel sink with drainer and mixer tap, integrated Electric hob with extractor hood over, plumbing for washing machine, space for fridge freezer, integrated double oven, tiled walls, UPVC double glaze window to the side.

**Bedroom 1**

4.67m (15'4") x 4.26m (14') UPVC double glazed window to the rear, ceiling cornice, radiator, TV point, fitted bedroom suite comprising several wardrobes, chest of drawers, dressing table and bedside cabinets.

**Bedroom 2**

3.49m (11'5") x 3.31m (10'10") UPVC double glazed window to the side, fitted wardrobes, radiator, cupboard housing combination boiler.

**Shower Room**

Modern suite comprising double shower enclosure with mixer showering panel walls, wash hand basin with mixer tap, low-level WC, full height tiling to all walls, heated towel rail, extractor fan, storage cupboard.

**External**

**Communal Gardens**

Immaculate communal gardens, lawned with well-stocked borders, driveway leading to the garages to the rear

**Garage**

Single garage with up and over door.

