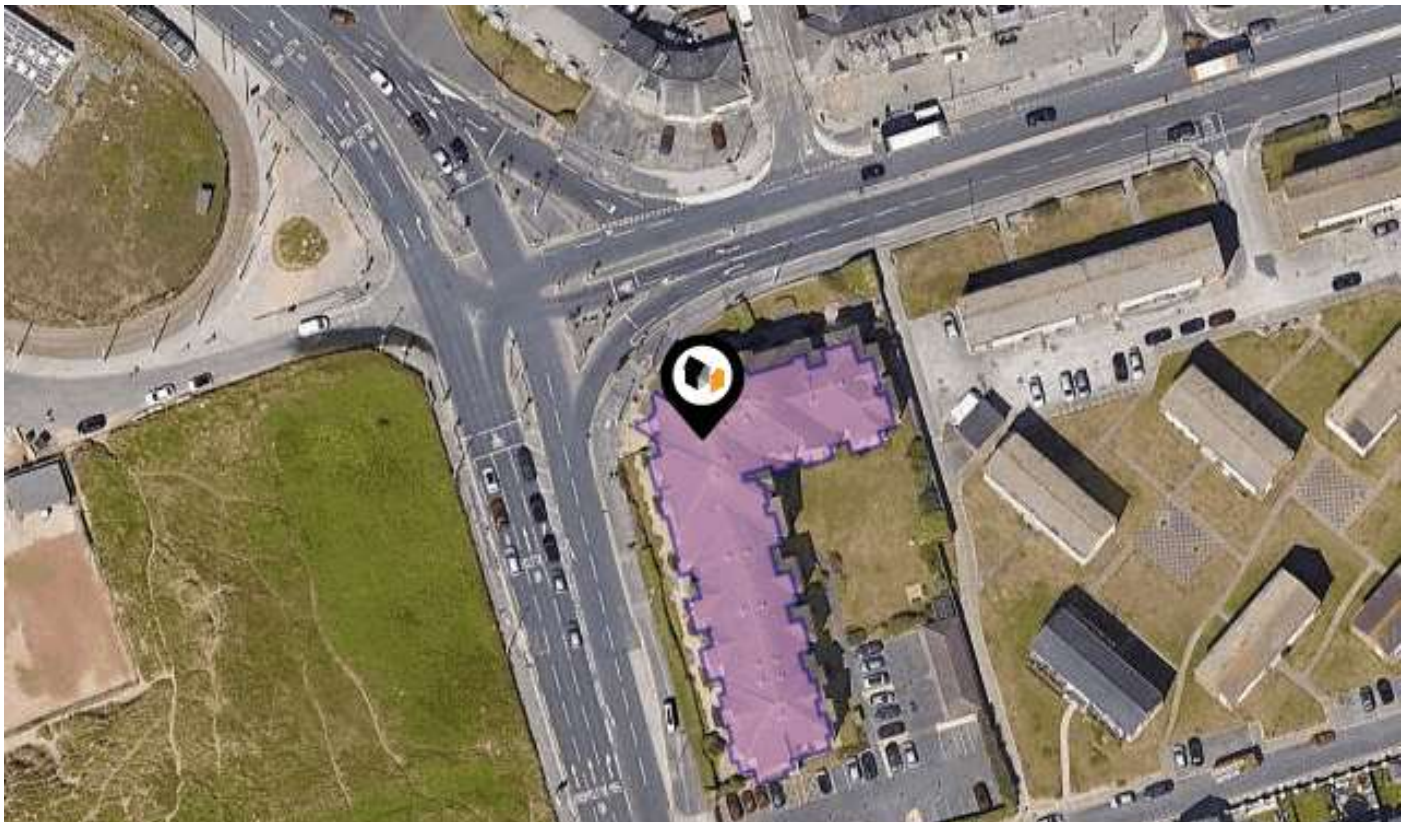




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 29th August 2024



**APARTMENT 11, LEMON TREE COURT, CLIFTON DRIVE
NORTH, LYTHAM ST. ANNES, FY8 2SU**

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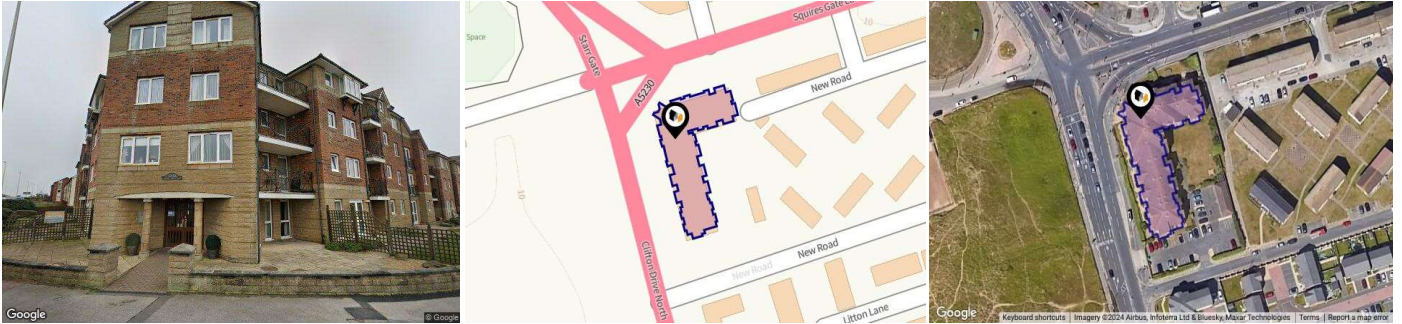
77 Deansgate Manchester M3 2BW

0161 710 2010

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Property

Type:	Flat / Maisonette	Last Sold Date:	23/05/1997
Bedrooms:	1	Last Sold Price:	£39,950
Floor Area:	462 ft ² / 43 m ²	Last Sold £/ft²:	£86
Plot Area:	0.33 acres	Tenure:	Leasehold
Year Built :	1997	Start Date:	22/05/1997
Council Tax :	Band B	End Date:	01/12/2118
Annual Estimate:	£1,766	Lease Term:	125 years from 1 December 1993
Title Number:	LA806270	Term Remaining:	94 years
UPRN:	100012387872		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



LA715242

Leasehold Title Plan



LA806270

Start Date: 22/05/1997
End Date: 01/12/2118
Lease Term: 125 years from 1 December 1993
Term Remaining: 94 years

Property EPC - Certificate

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Apartment 11, Lemon Tree Court, Clifton Drive North,
FY8 2SU

Energy rating

C

Valid until 18.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

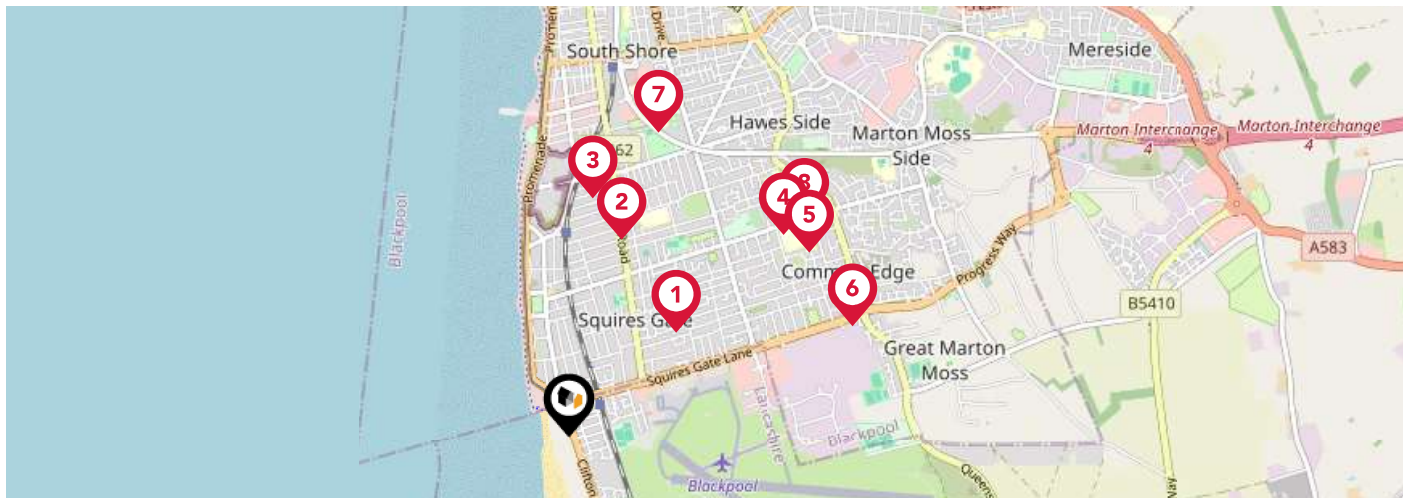
Property

EPC - Additional Data

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Additional EPC Data

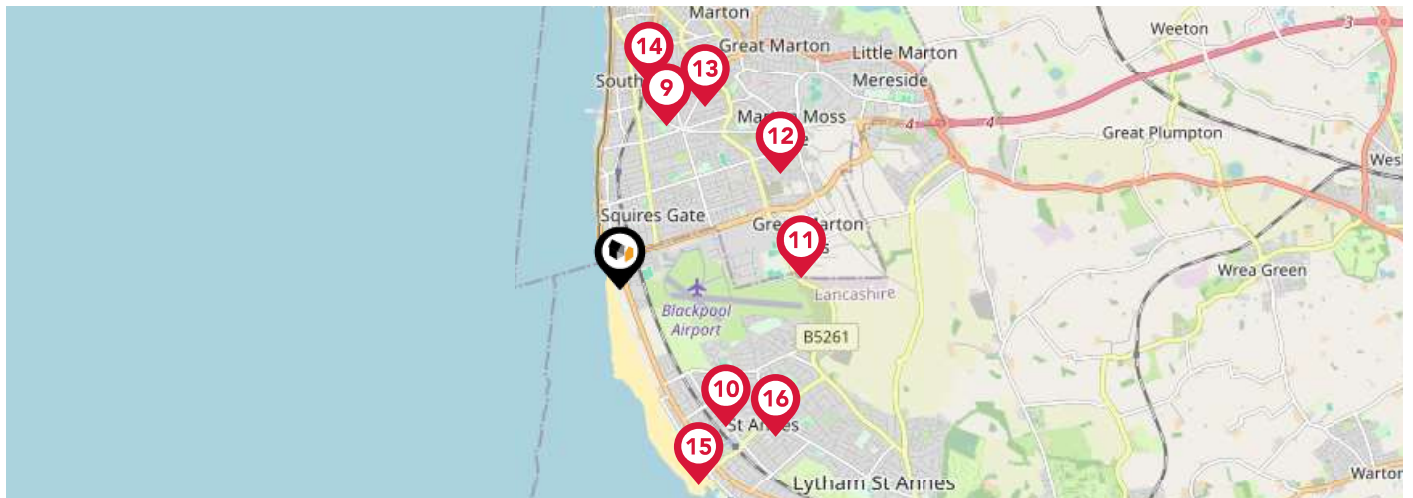
Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, insulated (assumed)
Total Floor Area:	43 m ²











		Nursery	Primary	Secondary	College	Private
1	Roseacre Primary Academy Ofsted Rating: Good Pupils: 601 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Armfield Academy Ofsted Rating: Good Pupils: 1150 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thames Primary Academy Ofsted Rating: Good Pupils: 435 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hawes Side Academy Ofsted Rating: Good Pupils: 493 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Highfield Leadership Academy Ofsted Rating: Requires improvement Pupils: 631 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady of The Assumption Catholic Primary School, Blackpool Ofsted Rating: Good Pupils:0 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	South Shore Academy Ofsted Rating: Special Measures Pupils: 726 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spem Brook School Ofsted Rating: Good Pupils: 15 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

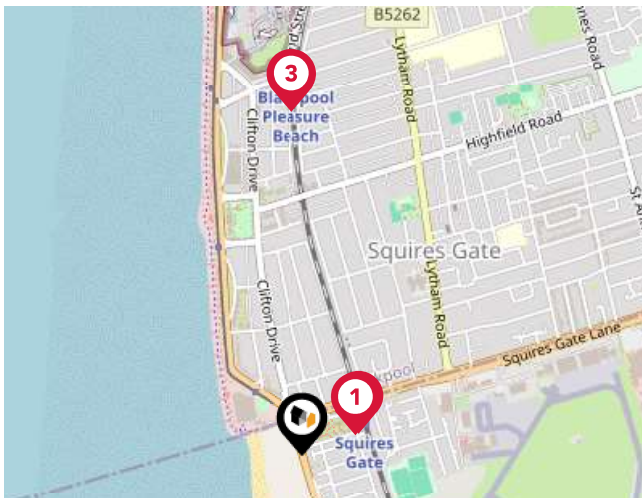
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		Nursery	Primary	Secondary	College	Private
	St Cuthbert's Catholic Academy Ofsted Rating: Good Pupils: 236 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lytham St Annes Mayfield Primary School Ofsted Rating: Good Pupils: 245 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackpool St Nicholas CofE Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marton Primary Academy and Nursery Ofsted Rating: Good Pupils: 304 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waterloo Primary Academy Ofsted Rating: Requires improvement Pupils: 608 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackpool Gateway Academy Ofsted Rating: Good Pupils: 360 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Rose School Ofsted Rating: Inadequate Pupils: 35 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heyhouses Endowed Church of England Primary School Ofsted Rating: Good Pupils: 612 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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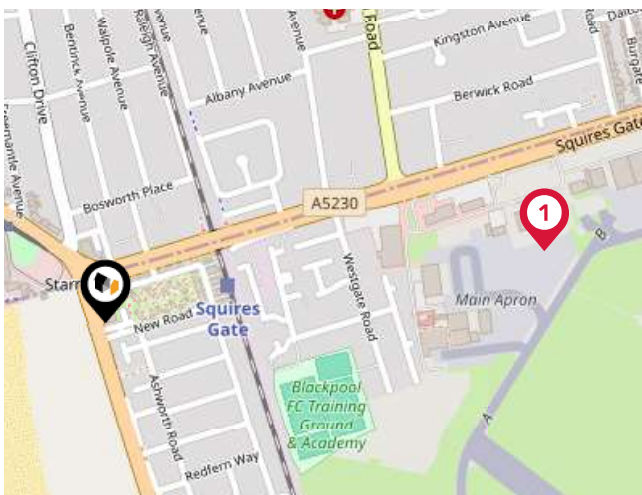
National Rail Stations

Pin	Name	Distance
1	BLACKPOOL Squires Gate Station	0.12 miles
2	Squires Gate Rail Station	0.13 miles
3	Pleasure Beach Rail Station	0.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	3.06 miles
2	M55 J3	7 miles
3	M55 J2	11.19 miles
4	M55 J1	13.88 miles
5	M6 J32	14.6 miles

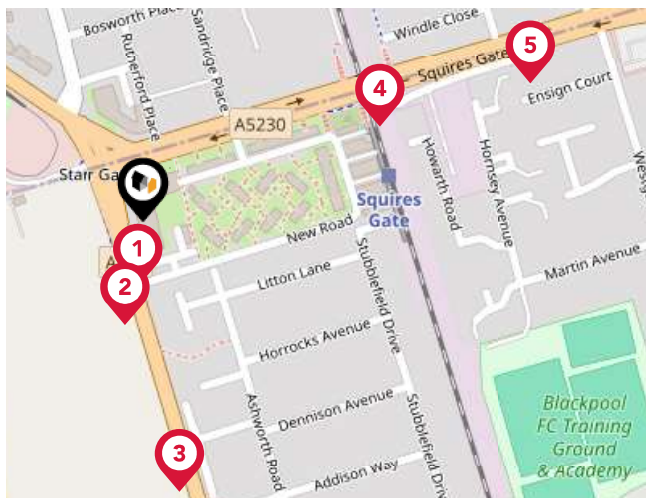


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	0.49 miles
2	Liverpool John Lennon Airport	31.45 miles
3	Manchester Airport Terminal 2	42.59 miles
4	Terminal Two Access	42.6 miles

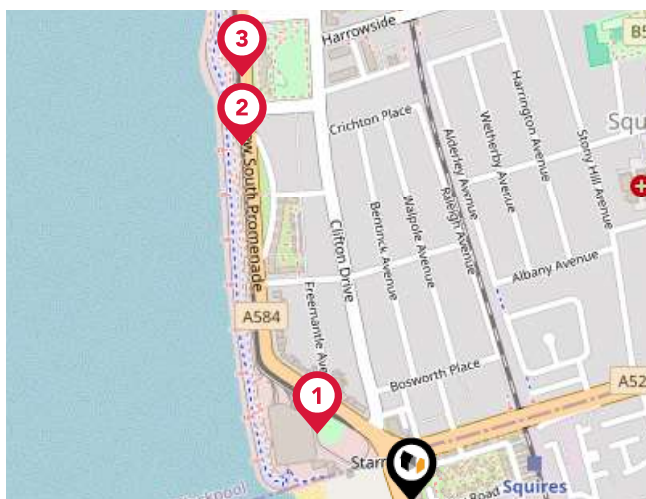
Area

Transport (Local)



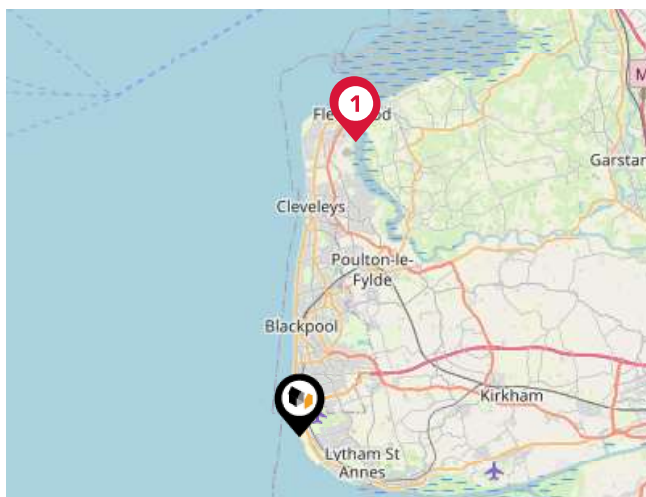
Bus Stops/Stations

Pin	Name	Distance
1	Starr Gate	0.04 miles
2	Pontins Car Park	0.06 miles
3	New Road	0.15 miles
4	Squires Gate Station	0.14 miles
5	Stony Hill Avenue	0.23 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	0.13 miles
2	Harrow Place (Blackpool Tramway)	0.43 miles
3	Harrowside Solarium (closed) (Blackpool Tramway)	0.5 miles



Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Ireland Ferry Terminal	10.5 miles
2	Fleetwood for Knott End Ferry Landing	10.61 miles

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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