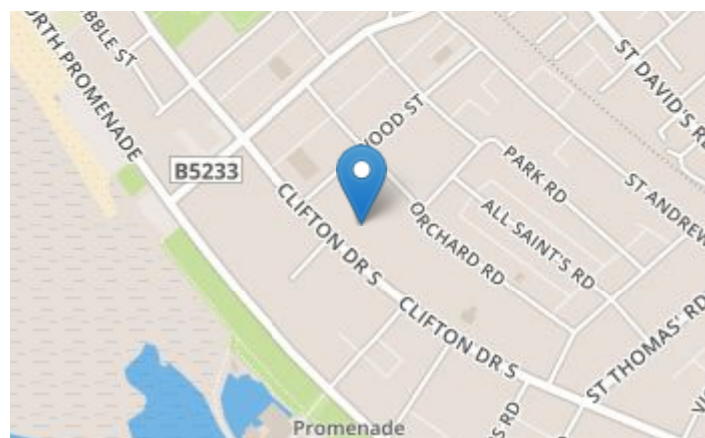
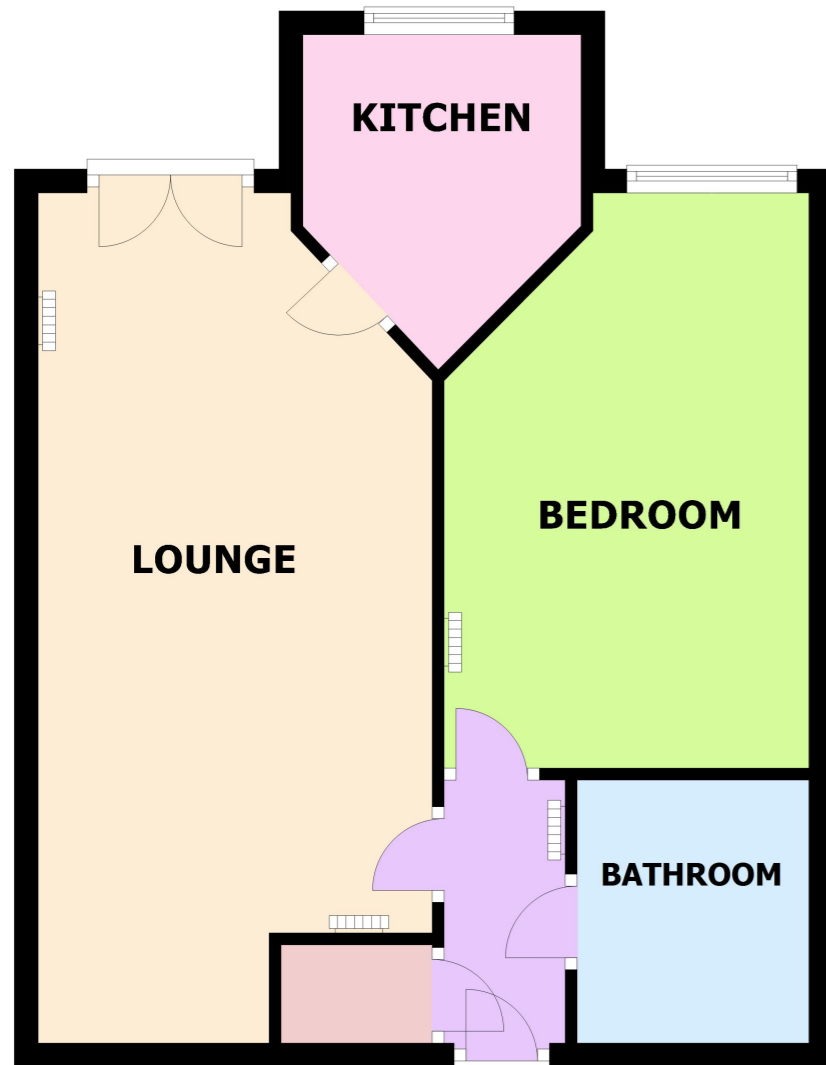


GROUND FLOOR



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Hardaker Court, Apartment 105, 319-323 Clifton Drive South, Lytham St Annes, FY8 1HJ



- Ground Floor Retirement Apartment
- Chain Free
- French Doors Leading to a Patio
- Overlooking the Communal Gardens
- Large Reception Room
- Newly Decorated and Carpeted

£122,500

Leasehold
 Energy Efficiency Rating: C



**Hardaker Court, Apartment 105, 319-323 Clifton Drive South,
Lytham St Annes, FY8 1HJ**

£122,500

Located within a popular development just a short walk from the town centre and sea front is this ground floor retirement apartment. The accommodation comprises a spacious reception room, a fitted kitchen, a double bedroom and a bathroom.

Tenure: Leasehold

Service Charge: £1,700 pa

Council Tax: Band C



Ground Floor

Entrance Hall

Electric storage heater, telephone point, coving to ceiling, door to:

Lounge

7.12m (23'4") max x 3.31m (10'10")

Two electric storage heaters, telephone point, TV point, two wall light points, coving to ceiling, fire surround with marble inset and hearth, double doors to terrace, door to:

Kitchen

2.33m (7'8") x 2.21m (7'3")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, space for fridge/freezer, built-in oven, built-in hob with pull out extractor hood over, built-in microwave, double glazed window overlooking the communal gardens, electric fan heater.

Bedroom

4.82m (15'10") max x 3.06m (10'1")

Double glazed window overlooking the

gardens, electric storage heater, telephone point, TV point, coving to ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment and mixer tap, inset wash hand basin with storage under and mixer tap and WC, heated towel rail, electric fan heater, extractor fan, shaver point.

Communal Facilities

The Apartment owner also benefits from the following facilities: ~

The services of a House Manager.

Communal Lounge.

Communal Kitchenette.

Communal Gents and Ladies toilets.

Communal disabled toilet.

Communal Laundry Room.

