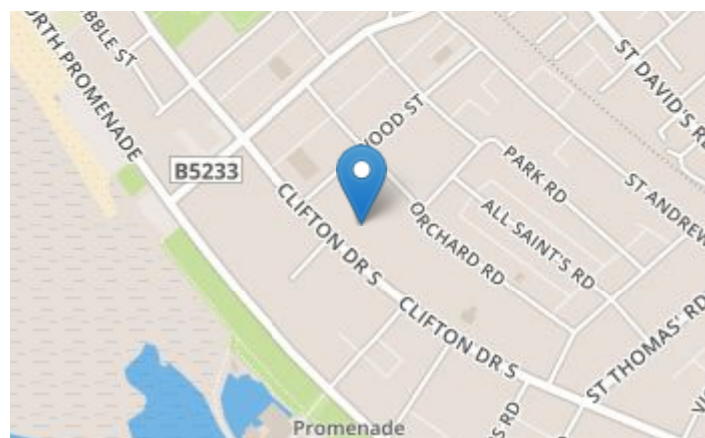
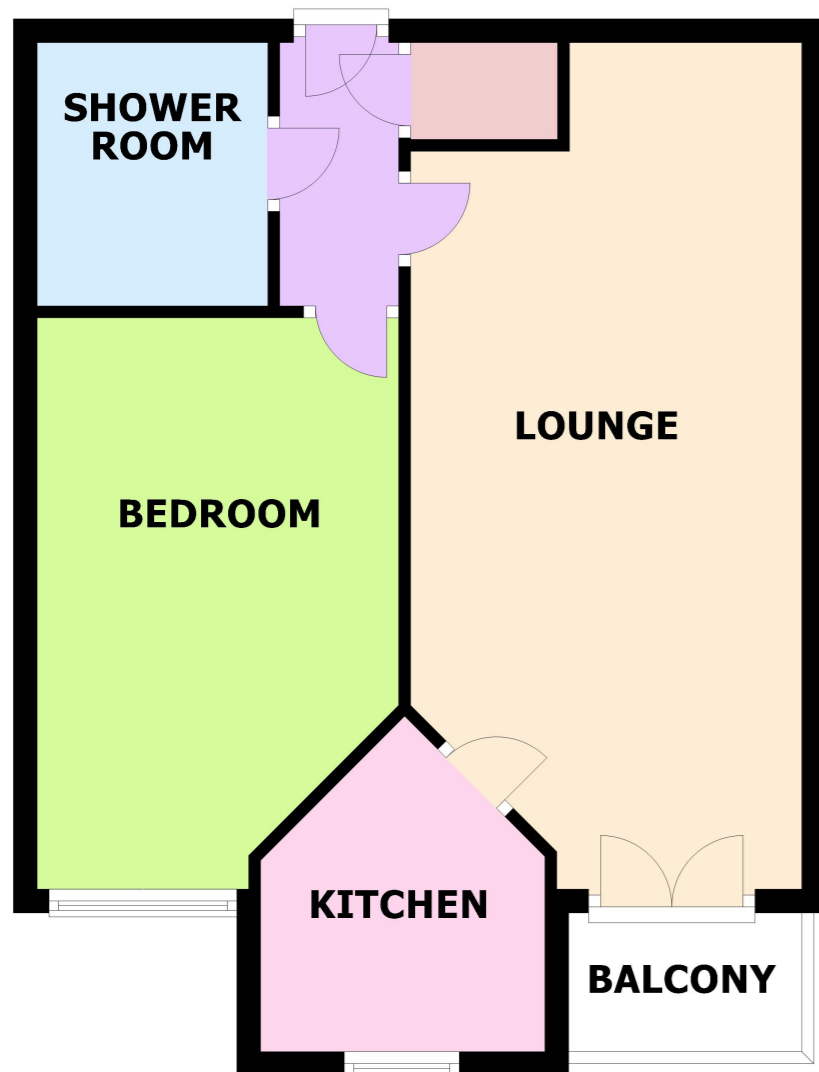


**SECOND FLOOR**



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**Hardaker Court, Apartment 304, 319-323 Clifton Drive South, Lytham St Annes, FY8 1HJ**



- Second Floor Retirement Apartment
- Overlooking Clifton Drive South
- South Facing Balcony With Partial Sea Views
- Lift To All Floors
- Chain Free
- EPC Rating B

**£139,500**

Leasehold  
 Energy Efficiency Rating:

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
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**Hardaker Court, Apartment 304, 319-323 Clifton Drive South,  
Lytham St Annes, FY8 1HJ**

**£139,500**

This chain free second floor retirement apartment is located within a popular development just a short walk from the town centre and sea front. The accommodation comprises a large reception room with a south facing balcony (with partial sea views), a fitted kitchen, double bedroom and a shower room. Early Viewing is highly recommended.

Tenure: Leasehold (105 years) Ground Rent: £88 pa

Council Tax Band C

Service Charge: £1,700 pa



## Second Floor

### Entrance Hall

Electric storage heater, coving to ceiling, door to storage cupboard, door to:

### Lounge

7.11m (23'4") x 3.29m (10'10")

Two electric storage heaters, telephone point, TV point, two wall light points, coving to ceiling, living flame effect electric fire with marble surround, double door to Balcony, door to:

### Kitchen

2.80m (9'2") x 2.39m (7'10")

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, built-in oven, built-in hob with pull out extractor hood over, built-in microwave, double glazed window to front, coving to ceiling with electric fan heater.

### Bedroom

4.80m (15'9") max x 3.04m (10')

Double glazed window to front, fitted bedroom suite with a range of wardrobes, electric storage heater, TV point, coving to ceiling.

## Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted shower, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, 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.

## External

To the front and rear of the property there are communal garden areas which can be used by the residents.

Parking spaces (Subject to a fee and availability).

Visitor parking.