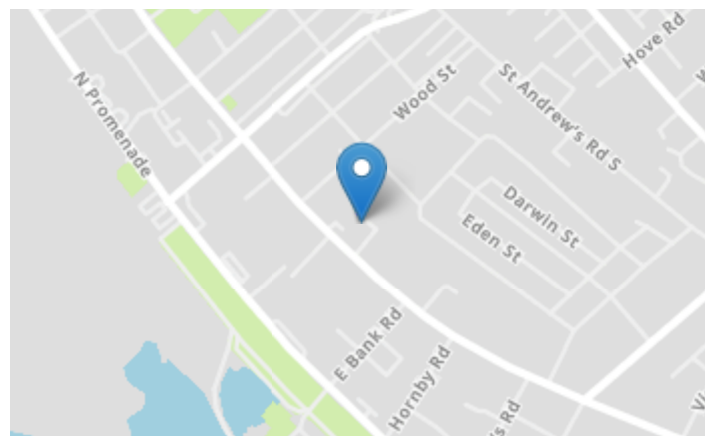
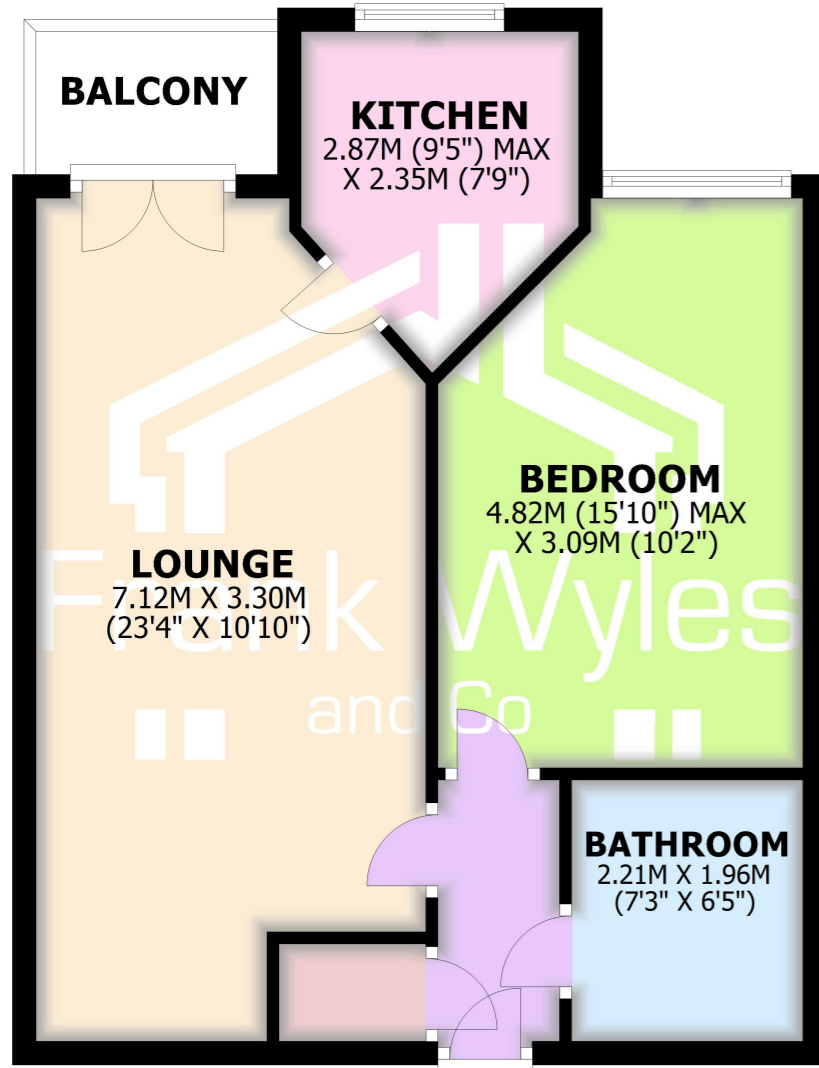


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B	83	85
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

FIRST FLOOR

APPROX. 49.5 SQ. METRES (533.2 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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Hardaker Court, Apartment 205, 319-323

Clifton Drive South,

Lytham St Annes, Lancashire, FY8 1HJ



- First Floor Retirement Apartment
- Chain Free
- Large reception with balcony
- Fully Fitted Double Bedroom
- Viewing Highly Recommended
- Lift To All Floors

£99,950

Leasehold
Energy Efficiency Rating: B



**Hardaker Court, Apartment 205, 319-323 Clifton Drive South,
Lytham St Annes, Lancashire, FY8 1HJ**

£99,950

This well presented first floor retirement apartment is in the popular Hardaker Court just a stones throw from the town centre and sea front. The accommodation comprises a large reception room with access to a balcony, a fitted kitchen, a bedroom and a bathroom.

Council Tax: Band C

Tenure: Leasehold

Ground Rent: £90 Per Annum (TBC)

Service Charge: £1700 Per Annum (TBC)



First Floor

Entrance Hall

Electric storage heater, coving to ceiling, door to storage cupboard housing hot water tank, door to:

Lounge

7.12m (23'4") x 3.30m (10'10")

Double door to balcony, two wall light points, living flame electric fire, TV point, two storage heaters, door to:

Kitchen

2.87m (9'5") max x 2.35m (7'9")

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

Bedroom

4.82m (15'10") max x 3.09m (10'2")

Double glazed window to rear, fitted

bedroom suite with a range of wardrobes, electric storage heater, 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 mixer tap and high-level flush, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan.

Communal Facilities

Hardaker Court is a development for the over 55's and has a part-time House Manager, a lift to all floors, two laundries, a communal lounge/kitchen and two guest bedrooms