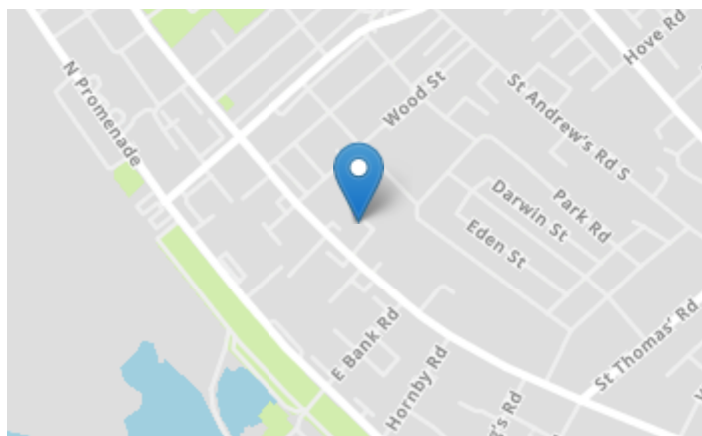
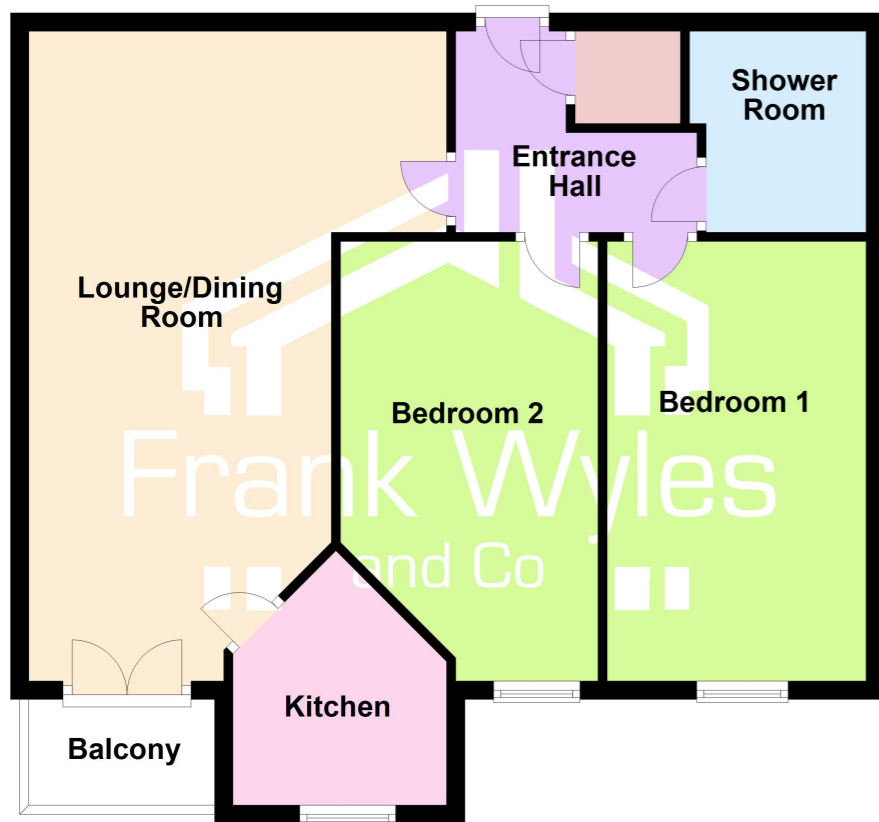


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Second Floor

Approx. 68.1 sq. metres (733.3 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 306, 319-323 Clifton Drive South, Lytham St Annes, Lancashire, FY8 1HJ



- Second Floor Retirement Apartment
- Just a short stroll to The Square & Sea Front
- Overlooking Clifton Drive South
- 2 Double Bedrooms
- Lift to All Floors
- Viewing Highly Recommended

£195,000

Leasehold
Energy Efficiency Rating: C



**Hardaker Court, Apartment 306, 319-323 Clifton Drive South,
Lytham St Annes, Lancashire, FY8 1HJ**

£195,000

This second-floor retirement apartment is presented to the highest standard and is the prime location, being just a short walk from the square on the seafront. The current vendor has recently installed weru triple glazing throughout and tastefully upgraded the kitchen. The generous accommodation briefly comprises a large reception room with balcony, newly fitted kitchen, two double bedrooms and a shower room. There are also partial Seaview is from the balcony. Early viewing is highly recommended!

Council Tax: Band D

Tenure: Leasehold - Ground Rent: £125pa

Service Charge: £2,400 pa



Communal Entrance

Entrance porch with secure front door and entry phone system, access to communal lounge, lift to all floors.

Second Floor

Entrance Hall

Ceiling corners, electric storage heater, alarm cord, telephone points, large storage cupboard housing newly installed direct acting water heater, door to:

Lounge / Dining Room

7.10m (23'3") max x 4.57m (15') max
Large L-shape reception. Ceiling cornice, telephone point, TV point, feature stone fireplace with electric fire, two electric storage heaters, Weru triple glazed sliding patio doors leading to the balcony which has partial sea views and seating for two.

Kitchen

2.74m (9') max x 2.34m (7'8") max
Newly fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, Franke sink with drainer and mixer tap, integrated electric oven with microwave, four ring induction hob with extractor hood over, integrated Cooke and Lewis dishwasher, integrated Bosch fridge, kickboard heater, tiled splashback's, Weru triple glazed window overlooking Clifton Drive.

Bedroom 1

4.80m (15'9") x 2.83m (9'3")
Ceiling cornice, Weru triple glaze window overlooking Clifton Drive, fitted bedroom suite comprising several wardrobes, chest of drawers and bedside cabinets, electric storage heater

Bedroom 2

4.80m (15'9") max x 2.82m (9'3")
Ceiling cornice, Weru double glazed window overlooking Clifton Drive, fitted bedroom suite comprising wardrobes and chest of drawers, electric storage heater

Shower Room

Three piece bathroom comprising double closure with panelled walls, mixer shower and grab rail, sink with mixer tap in vanity unit, WC with hidden cistern, electric towel rail, extractor fan, electric heater, tiled walls.

Communal Facilities

Off road parking is available for an additional charge.

The property benefits from having a House Manager. There are also two communal laundry rooms and two guest suites.

Large Communal Lounge with Kitchen - often used for social gatherings

