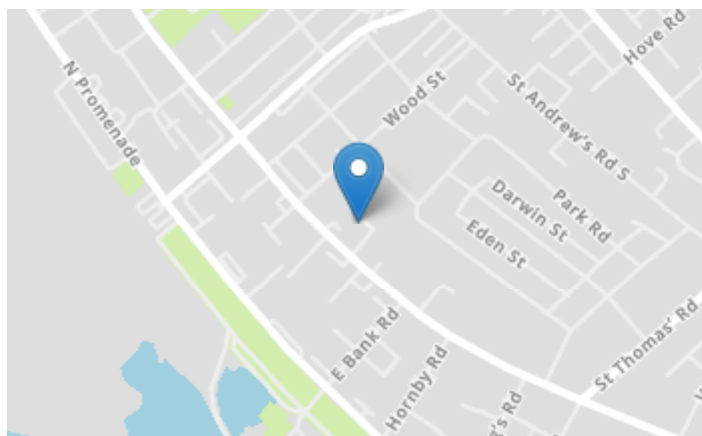
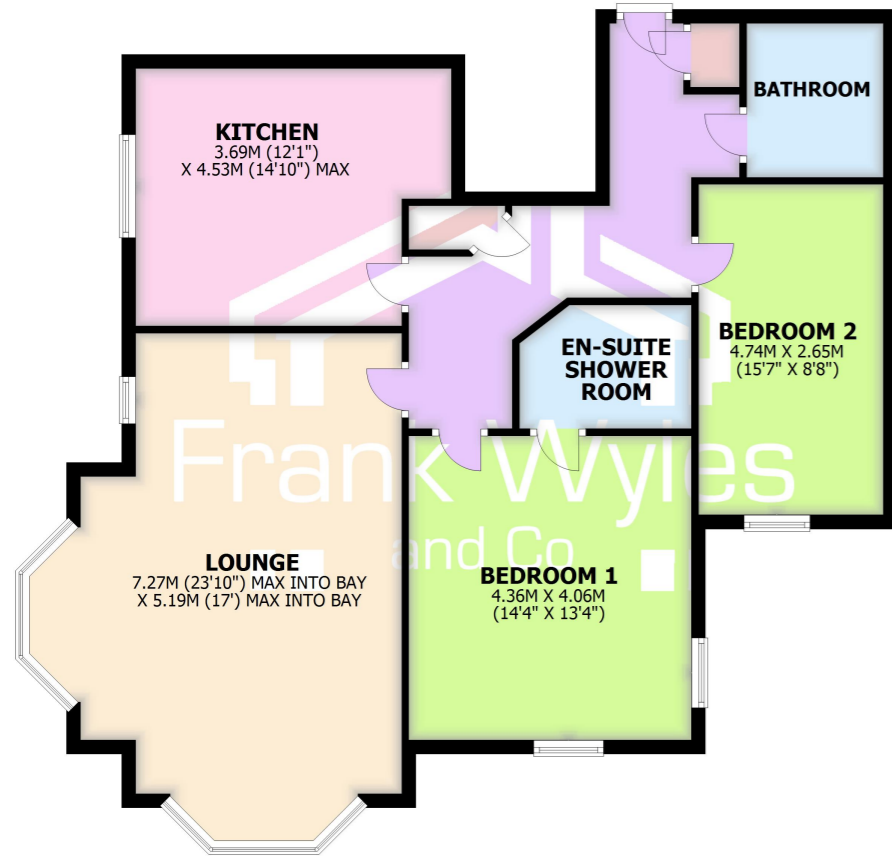


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	82
(82 to 100)	B		
(81 to 81)	C		
(80 to 80)	D		
(79 to 79)	E		
(78 to 78)	F		
(77 to 77)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



**FIRST FLOOR**  
APPROX. 99.2 SQ. METRES (1067.6 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 208, 319-323 Clifton Drive South,  
Lytham St Annes, Lancashire, FY8 1HJ**



- First Floor Retirement Apartment
- Just a short stroll to The Square & Sea Front
- No Onward Chain
- Large Reception Overlooking Clifton Drive
- 2 Double Bedrooms
- Lift To All Floors
- 2 Bathrooms
- Viewing Highly Recommended
- Garage

**£238,500**

Leasehold  
Energy Efficiency Rating: C



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(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
(2) Frank Wyles & Co. has no authority to make or give any representation or warranty whatever in relation to this property.



**Hardaker Court, Apartment 208, 319-323 Clifton Drive South,  
Lytham St Annes, Lancashire, FY8 1HJ**  
**£238,500**

This very spacious first floor retirement is within the popular Hardaker Court development just a short walk from the sea front and town centre shops including the post office and M & S Food Hall. The generous accommodation comprise a large reception room overlooking Clifton Drive, a fitted kitchen, two double bedrooms, an en-suite and a bathroom. There is a lift to all floors and a garage. Early Viewing Is Highly Recommended.

Tenure: Leasehold

Council Tax Band:

Service Charge:



**Entrance**

Communal Entrance - Entry via secure intercom system, communal entrance door leads into communal hallway with letterboxes, door leads into;

Communal Lounge - Impressive large communal lounge with kitchen

**First Floor**

Entrance Hall

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

Lounge 7.27m (23'10") max into bay x 5.19m (17') max into bay

Double glazed bay window to side, double glazed bay window to front, double glazed window to side, two electric storage heaters, TV point, two wall light points, coving to ceiling, coal effect electric fire set in ornate surround and marble inset and hearth.

Kitchen 4.53m (14'10") max x 3.69m (12'1")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, integrated fridge and freezer, built-in oven, built-in hob with pull out extractor hood over, built-in microwave, double glazed window to side, wall mounted electric heater, TV point, coving to ceiling.

Bedroom 1 4.36m (14'4") x 4.06m (13'4")

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

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin, and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan.

Bedroom 2 4.74m (15'7") x 2.65m (8'8")

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

Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment, 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.

**Garage**

Single garage with electric remote door. Mezzanine floor giving extra storage

**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

