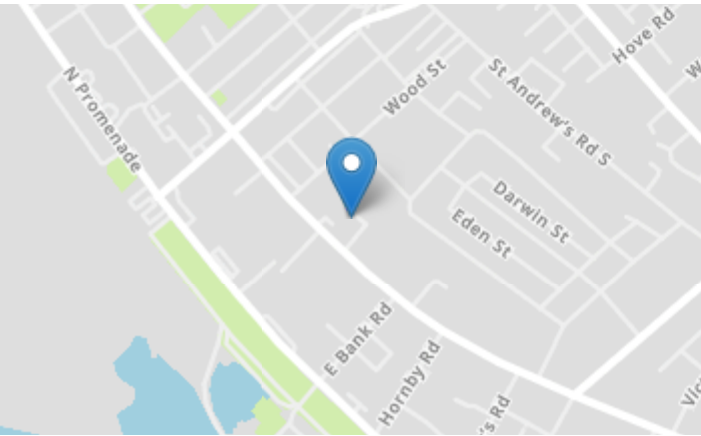
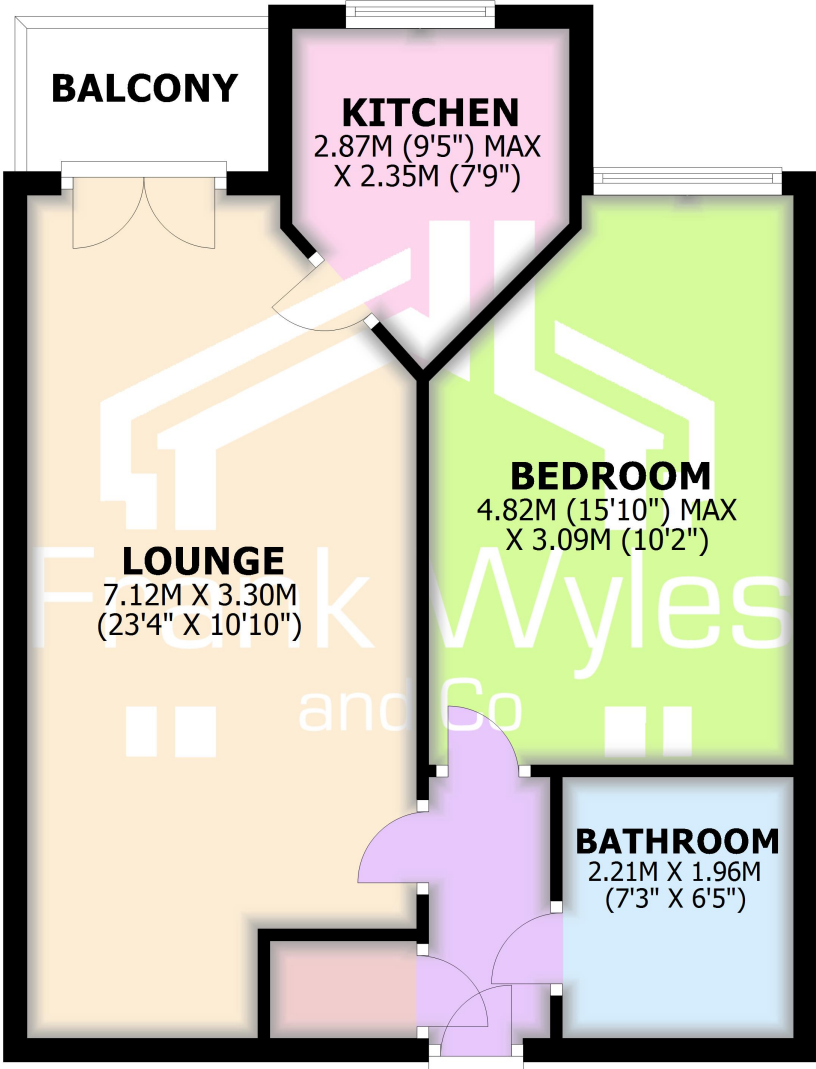


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	77	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

SECOND FLOOR

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



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 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



**Hardaker Court, Apartment 305, 319-323 Clifton Drive South,
 Lytham St Annes, Lancashire, FY8 1HJ**



- Second Floor Retirement Apartment
- No Forward Chain
- Well Presented
- Reception With Balcony
- Double Bedroom
- Lift To All Floors
- Viewing Highly Recommended

£100,000

Leasehold
 Energy Efficiency Rating: C



Hardaker Court, Apartment 305, 319-323 Clifton Drive South, Lytham St Annes, Lancashire, FY8 1HJ

£100,000

An exciting opportunity has arisen to purchase a one bedroom, well presented, CHAIN FREE second floor apartment with balcony in the prestigious Hardaker Court Development. This apartment comprises a fitted kitchen, bathroom, bedroom with fitted wardrobes and a large living area with patio doors opening onto the balcony overlooking the rear gardens. This apartment is perfect for anyone who enjoys peace and tranquillity. Hardaker Court is situated a stones throw from all essential local amenities and the promenade.

Council Tax: Band C

Tenure: Leasehold

Ground Rent: £90 Per Annum (TBC)



Second 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.

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