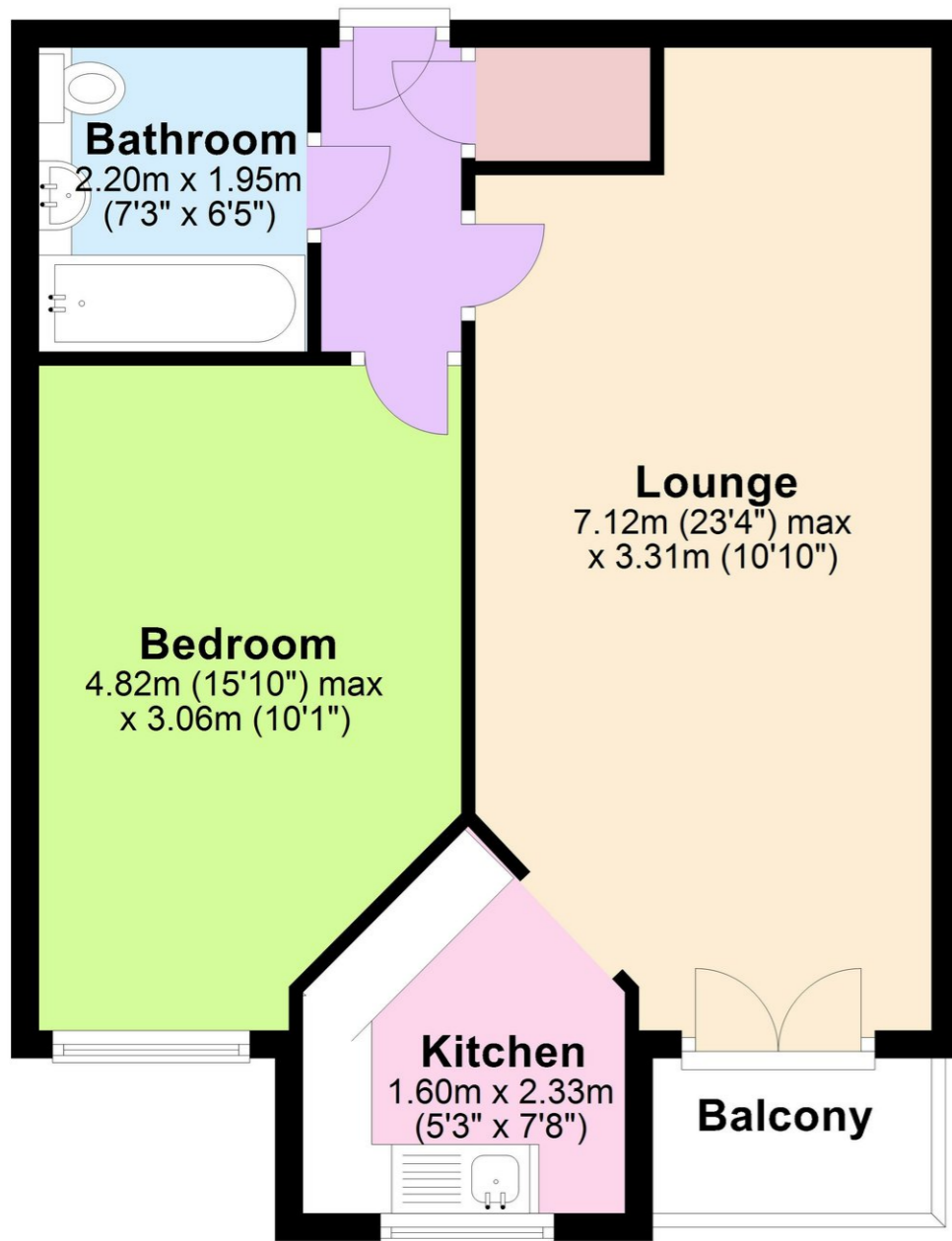


### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	85

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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.

## Apartment 204 Hardaker Court, Lytham St. Annes FY8 1HJ

- First Floor Retirement Apartment
- Overlooking Clifton Drive
- Just A Short Walk To The Town Centre
- Reception With Balcony
- Fully Fitted Double Bedroom
- Lift To All Floors

**£135,000**  
Leasehold



This first-floor retirement apartment enjoys a prime location, situated just a very short walk from the vibrant heart of St Annes and the picturesque seafront. Located on the front of the building, the apartment offers captivating views overlooking Clifton Drive South.

Inside, the accommodation includes a spacious reception area that leads to a balcony, providing a delightful space to enjoy the surroundings. The fitted kitchen adds convenience and functionality to the home. The fully fitted double bedroom ensures a comfortable and relaxing living space, while the bathroom completes the living area.

With no onward chain, this property is available for immediate occupancy. Early viewing is highly recommended to secure this desirable retirement apartment

Tenure: Leasehold  
Ground Rent: £88 pa

Council Tax: Band C  
Service Charge: £1,920 pa



### Communal Entrance

Secure entrance with entry phone system, access to communal lounge. Lift to all floors.

### Entrance Hall

Ceiling cornice, electric storage heater, large storage, covered with shelving housing, Gledhill, electric water heater. Door to:

**Lounge 7.12m (23'4") max x 3.31m (10'10")** Large reception room with views over the front of the building, ceiling, corners, wall, light, electric storage heater, TV point, telephone point, feature electric, fire, UPVC double glazed patio doors, leading to the balcony, archway through to the kitchen.

### Balcony

Overlooking the front of the property, seating for two people.

### Kitchen 2.33m (7'8") x 1.60m (5'3")

Fitted kitchen with a matching range of base and eyelevel kitchen cabinets with complimentary countertop over, sink with drainer and mixer tap, four enough electric hob with extractor hood over, integrated Nath, oven, integrated Neff microwave, space for fridge, freezer, ceiling, corners, part tiled walls.

### Bedroom 4.82m (15'10") max x 3.06m (10'1")

UPVC double glazed window overlooking Clifton Drive, South, ceiling, cornice, fitted bedroom suites, comprising Wardrobes, chest of drawers, and bedside cabinets, electric storage heater.

### Bathroom

Three piece suites comprising panel bath with taps and shower attachment, close shower, screen and shower curtain rail, wash handbasin with mixer tap in vanity unit with storage underneath, low-level WC, full height, tiling to all walls, electric towel rail, electric heater, extractor fan.

### 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

