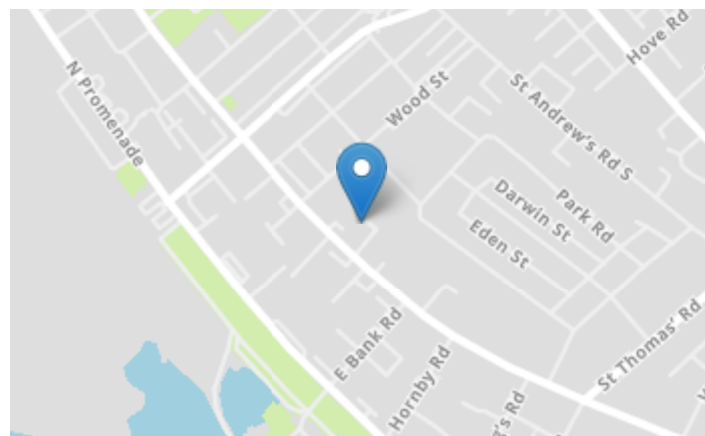
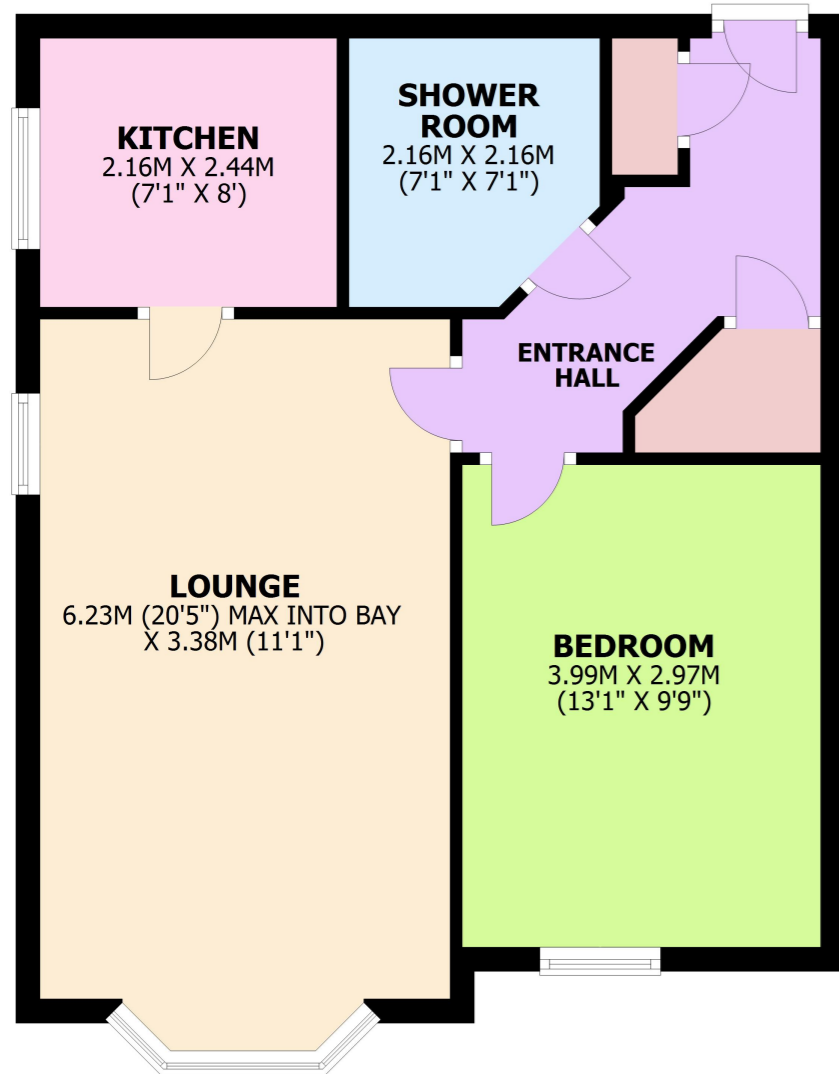


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

SECOND FLOOR

APPROX. 50.3 SQ. METRES (541.0 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 302, 319-323 Clifton Drive South,
Lytham St Annes, Lancashire, FY8 1HJ

Frank Wyles
and Co

- Second Floor Retirement Apartment
- Lift To All Floors
- Reception with Partial Sea Views
- Double Bedroom
- Overlooking Clifton Drive South
- Viewing Highly Recommended

Offers in Excess of
£130,000

Leasehold
Energy Efficiency Rating: B



**Hardaker Court, Apartment 302, 319-323 Clifton Drive South,
Lytham St Annes, Lancashire, FY8 1HJ**
Offers in Excess of £130,000

This second floor retirement apartment is within the popular Hardaker Court development which is located just a short walk from the town centre and sea front. The well presented accommodation comprises a reception room, a fitted kitchen, a bedroom and a shower room.

Council Tax: Band C

Tenure: Leasehold

Ground Rent: £90 Per Annum

Service Charge: £1700 Per Annum

Communal Entrance

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

Second Floor

Entrance Hall

Electric storage heater, entry phone, coving to ceiling, door to storage cupboard, door to

Lounge

6.23m (20'5") max into bay x 3.38m (11'1")
Double glazed bay window to front, double glazed window to side, two electric storage heaters, TV point, two wall light points, coving to ceiling, living flame effect electric fire, door to:

Kitchen

2.44m (8') x 2.16m (7'1")
Fitted with a matching range of base and eye level units, sink with single drainer and mixer tap, integrated fridge and freezer, built-in oven, built-in four ring hob with pull out extractor hood over, built-in microwave, double glazed window to side, coving to ceiling.

Bedroom

3.99m (13'1") x 2.97m (9'9")
Double glazed window to front, fitted bedroom suite with a range of wardrobes, electric storage heater, telephone point, TV point, coving to ceiling.

Shower Room

2.16m (7'1") x 2.16m (7'1")
Fitted with three piece suite comprising shower enclosure with fitted shower, inset wash hand basin with mixer tap, and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point.

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

