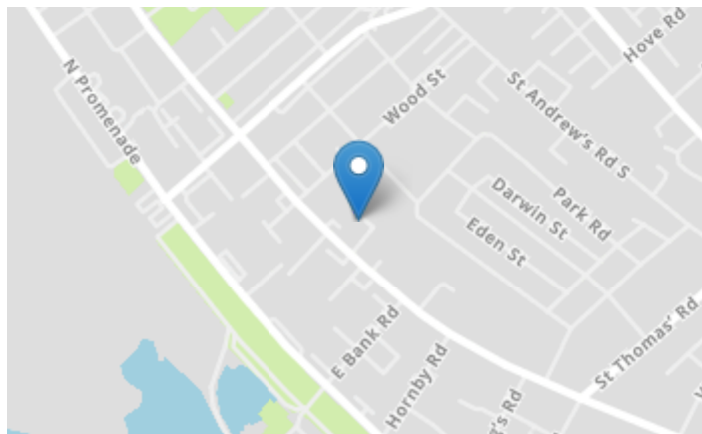
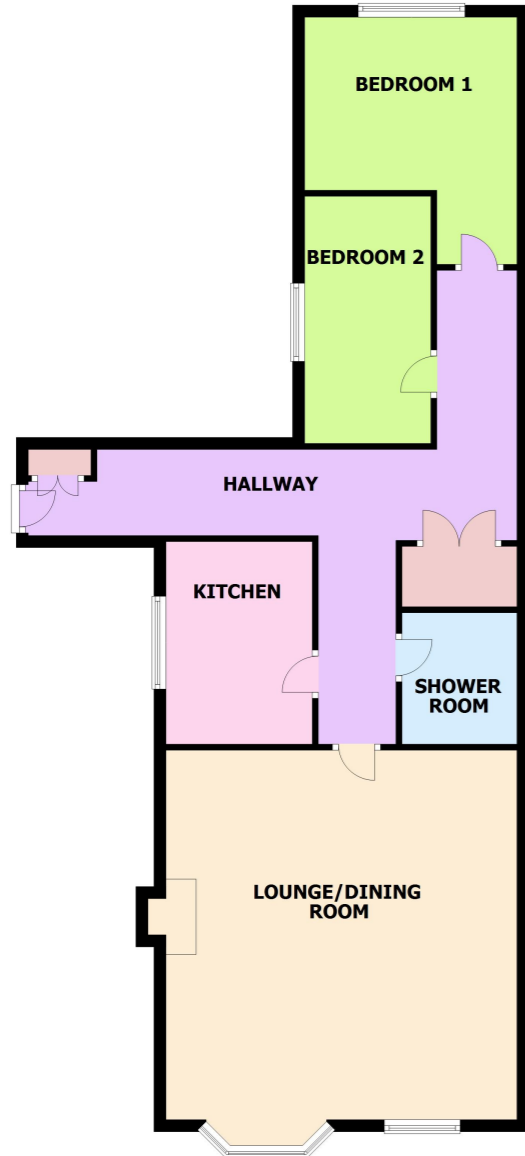


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

**FIRST FLOOR**  
APPROX. 93.3 SQ. METRES (1004.2 SQ. FEET)



**01253 713 695**  
21 Orchard Road, St. Annes FY8 1RY

**01253 731 222**  
11 Park Street, Lytham FY8 5LU

sales@frankwyles.com lytham@frankwyles.com  
www.frankwyles.com

facebook.com/frankwyles @frankwyles

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
(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 any authority to make or give any representation or warranty whatever in relation to this property.

**Hardaker Court, Apartment 314, 319-323 Clifton Drive South,  
Lytham St Annes, Lancashire, FY8 1HJ**



- Unique Two Bedroom Apartment
- Over 55's
- Very Well Presented Throughout
- Large Reception Room
- Lift To All Floors
- Viewing Highly Recommended

**£189,500**

Leasehold  
Energy Efficiency Rating: D



**Hardaker Court, Apartment 314, 319-323 Clifton Drive South,  
Lytham St Annes, Lancashire, FY8 1HJ**

**£189,500**

A unique two bedroom apartment situated in the popular Hardaker Court development, very convenient for St. Anne's centre offering comprehensive shopping facilities and amenities. This well presented apartment is part of the original build comprising hallway, spacious lounge/dining area with the large bay window overlooking Clifton Drive South, dining kitchen, two generous bedrooms and bathroom. 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

Council Tax: Band D

Tenure: Leasehold Ground Rent: £165 pa

Service Charge: £2,400 pa

## First Floor

### Hallway / Cloaks

stairs leading to the accommodation – two built in storage cupboards, one housing the cylinder.

### Lounge / Dining Area

20' x 19' approx. (6.12m x 5.84m)

Coved ceiling, bay window to the front, inset coal effect living flame electric fire with marble effect backdrop and hearth.

### Kitchen / Breakfast Bar

11' x 10' approx. (3.35m x 3.18m)

A range of modern units in white with complimentary work surfaces and incorporating a stainless steel sink with mixer tap, integrated oven, electric hob with extractor fan over, fridge, freezer, microwave and plumbing for a dishwasher. Window to the side.

### Bedroom 1

11' x 10' approx. (3.56m x 3.28m)

Coved ceiling, range of fitted wardrobes and drawer units incorporating a dressing table. Window to the rear.

### Bedroom 2

12' x 8' approx. (3.78m x 2.51m)

Range of fitted wardrobes and study furniture. Window to the side.

### Bathroom

This modern fully tiled bathroom comprises enclosed shower, WC, wash hand basin with mirror over and cupboard beneath. Extractor fan and heated towel rail.

