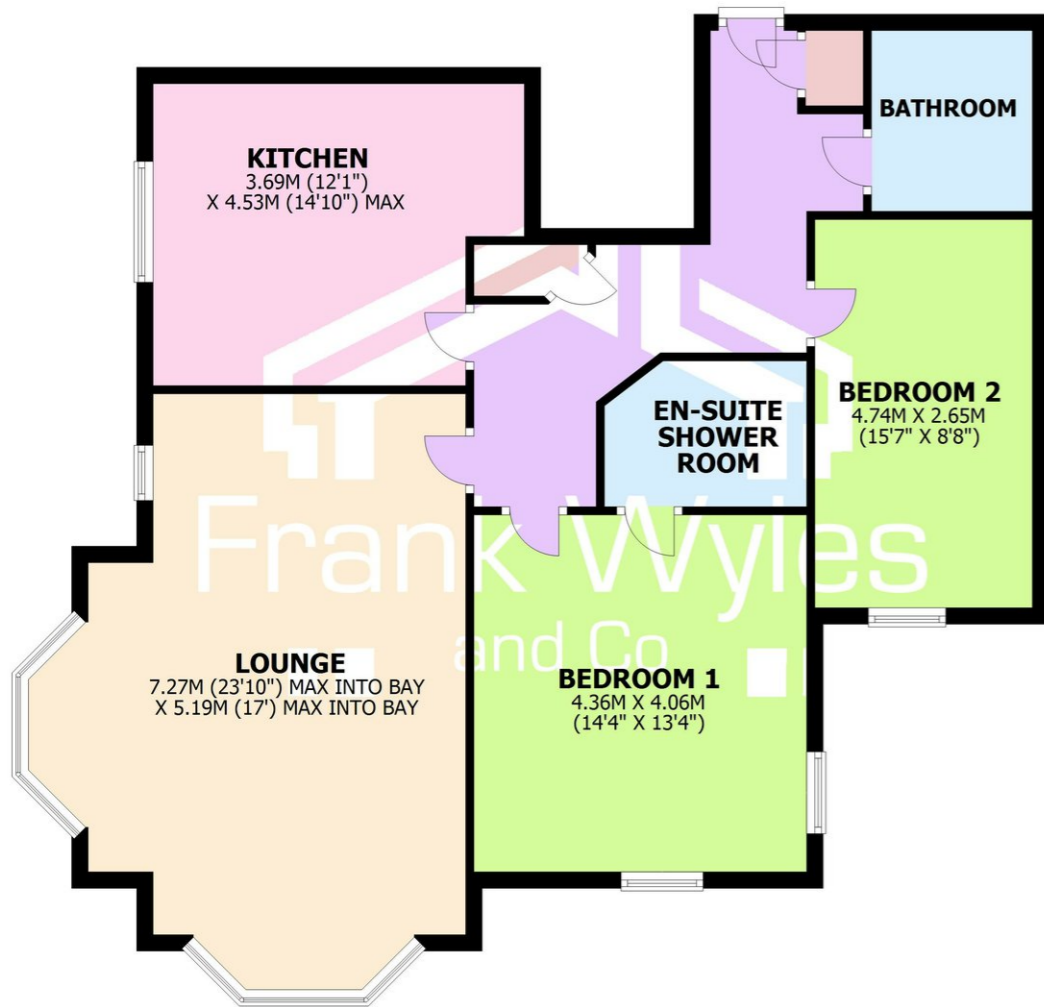




**SECOND FLOOR**  
APPROX. 99.2 SQ. METRES (1067.6 SQ. FEET)



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**St. Annes Office**  
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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 308, 319-323  
Clifton Drive South, Lytham St Annes FY8 1HJ**

- Second Floor Retirement Apartment
- Prime Position Overlooking Clifton Drive South
- 2 Double Bedrooms
- 2 Bathrooms
- No Onward Chain
- Early Viewing Highly Recommended

**£235,000**  
Leasehold



### Entrance

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

### Second 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.

#### 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, electric storage heater, coving to ceiling.

#### Bathroom

Fitted with three piece suite comprising double shower enclosure, 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.

#### 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

This impressive Second Floor Retirement apartment is in a prime location overlooking Clifton Drive South, just a very short walk to the shops and transport links of St. Annes. Offered with no onward chain, the very generous accommodation briefly comprises a large reception with two bay windows, modern fitted dining kitchen, 2 double bedrooms and 2 bathrooms. There is a lift to all floors. Early Viewing Is Highly Recommended.

Tenure: Leasehold  
Ground Rent: £190 pa

Council Tax: Band E  
Service Charge: £2,400 pa

