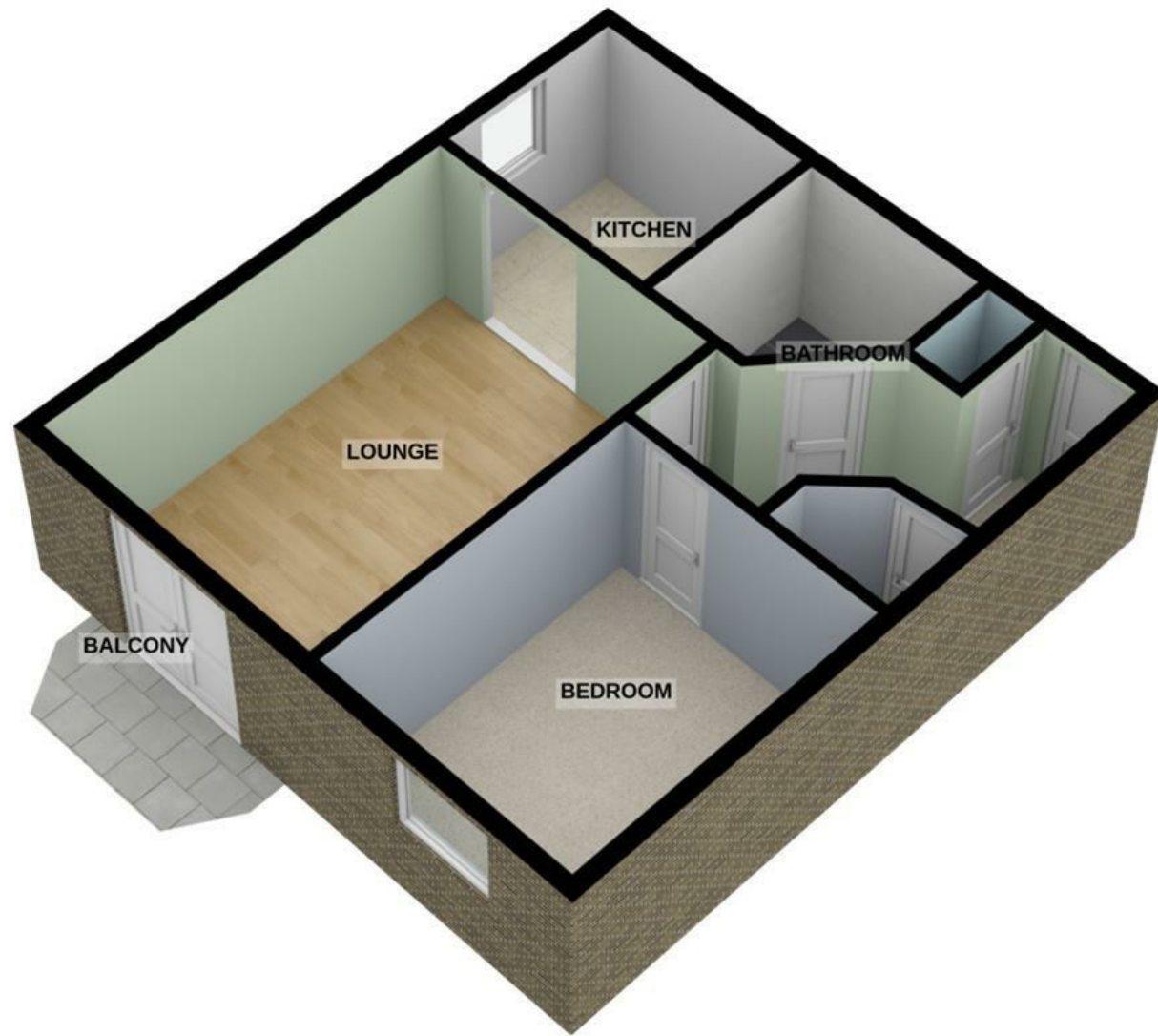


44.2 sq.m. (476 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

### 319-323 CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES

OFFERS INVITED  
£138,000

- PROPERTY REFURBISHED THROUGHOUT BY THE CURRENT OWNER OVER THE LAST 12 MONTHS - ONE BEDROOM RETIREMENT APARTMENT IN THE VERY SOUGHT AFTER HARDACKER COURT DEVELOPMENT
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, THE SEA FRONT, TRANSPORT LINKS AND ALL AMENITIES
- DOUBLE BEDROOM - SPACIOUS LOUNGE - CONTEMPORARY KITCHEN AND BATHROOM - BALCONY



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com







### Communal Entrance

Entry via secure intercom system, communal entrance door leads into communal hallway with letterboxes, door leads into;

### Communal Lounge

Impressive large communal lounge with kitchen, lift to all floors, apartment 211 is located on the first floor and to the rear of the building.

### Entrance to Apartment 211

Entrance gained via solid timber door leading into;

### Hallway

Recently fitted wall mounted electric heater, entry phone/warden assistant system, telephone point, cupboard housing the fuse box which provides storage space, cupboard housing ' Gledhill ' hot water cylinder and provides further storage space,

Doors leading to the following rooms;

### Bedroom

11'7 x 9'8

UPVC double glazed windows to the rear, recently fitted wall mounted electric heater, inbuilt wardrobes with sliding door frontage, inbuilt single wardrobe and three sets of drawers, newly laid carpets, television point, skirting boards, coving.

### Bathroom

7'2 x 7'0

Mains powered shower in walk in cubicle with glazed shower screen and non slip tray, White WC, pedestal wash hand basin with mixer tap, chrome wall mounted towel heater, extractor fan, wall mounted cabinet with illuminated mirror frontage, wood effect flooring, wall mounted heater, fully tiled walls.

### Lounge

15'6 x 11'1

UPVC double glazed doors providing access onto the balcony, television and telephone points, freestanding coal effect electric fire with wooden surround and back drop, recently fitted wall mounted electric heater, space for dining table and chairs, newly laid carpet, skirting boards, coving.

### Kitchen

8'1 x 7'1

UPVC double glazed windows to the side, ' Indesit ' induction hob with overhead illuminated extractor fan, integrated ' Indesit ' electric oven, laminate work surfaces, stainless steel sink and drainer with mixer tap, contemporary range of wall and base units, space for fridge freezer, ' Clique ' wooden flooring recessed spotlights.

### Outside

Beautifully kept communal landscaped gardens to the front and rear of the property.

### Other details

Council Tax Band - B ( £1,684.00 per annum)

Tenure - Leasehold

The property benefits from having a resident house manager, guest suite and two communal laundry rooms.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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