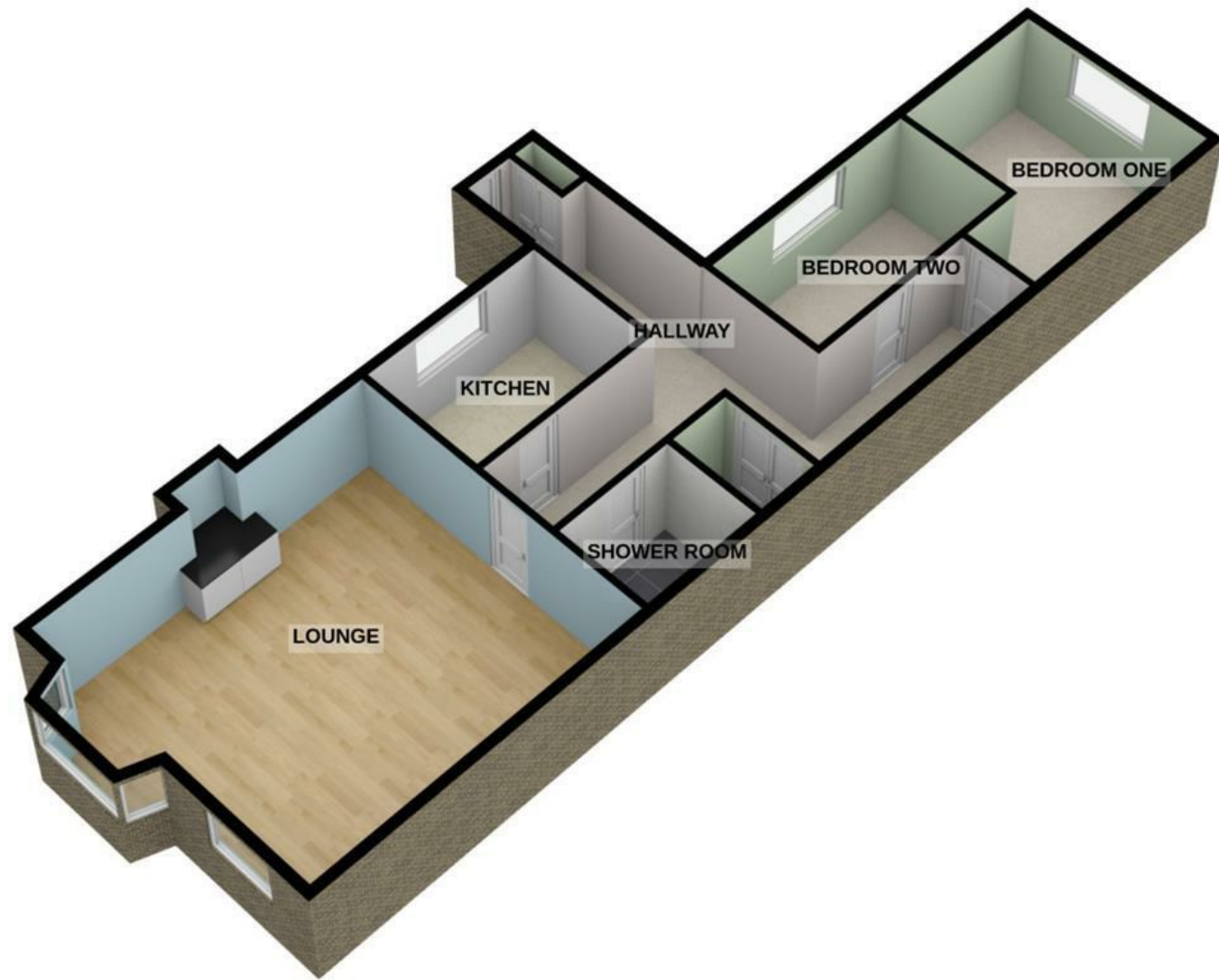


91.9 sq.m. (990 sq.ft.) approx.



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

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.



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**CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES  
FY8 1HJ**

**ASKING PRICE £174,950**

- BEAUTIFULLY PRESENTED RETIREMENT APARTMENT IN THE VERY SOUGHT AFTER HARDAKER COURT DEVELOPMENT
- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - KITCHEN - CONTEMPORARY BATHROOM
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, THE SEA FRONT, TRANSPORT LINKS AND ALL AMENITIES
- SPACIOUS COMMUNAL LOUNGE WITH KITCHEN - COMMUNAL GARDENS - COMMUNAL LAUNDRY ROOMS - GUEST SUITE - HOUSE MANAGER - EPC RATING: D



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### Communal Entrance

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

### Communal Lounge

Impressive large communal lounge with kitchen, lift to all floors, apartment 314 is located on the first floor and to the rear of the building.

### Entrance to Apartment 314

### Entrance Hallway

Stairs lead down into the hallway, two built in storage cupboards, one housing the water cylinder.

### Lounge / Dining Area

20' x 19'

Coved ceiling, Large UPVC double glazed bay window to the front allowing plentiful light, inset coal effect living flame electric fire with marble effect backdrop and hearth.

### Kitchen / Breakfast Bar

11' x 10'

A range of modern wall and base units in white with laminate work surfaces, integrated appliances include; one and a half bowl stainless steel sink and drainer with mixer tap, electric hob with extractor fan over, fridge, freezer, microwave and plumbing for a dishwasher. UPVC double glazed window to the side.

### Bedroom One

11' x 10'

Coved ceiling, range of fitted wardrobes and drawer units incorporating a dressing table, UPVC double glazed window to the rear.

### Bedroom Two

12' x 8'

Range of fitted wardrobes and study furniture, UPVC double glazed window to the side.



### Bathroom

Modern fully tiled bathroom with three piece white suite comprising of large enclosed shower, WC and wash hand basin with illuminated mirror over and cupboard beneath. Extractor fan and wall mounted chrome heated towel rail.

### Outside

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

### Other details

Council Tax Band - D ( £2,165.00 per annum)

Tenure - Leasehold

Years left on the lease - 104 years remaining

Management charge - £2,400 per annum paid half yearly

Ground rent - £165.00 per annum

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		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		76
		EU Directive 2002/91/EC

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