



ESTATE AGENTS • VALUER • AUCTIONEERS



## 409 Hardaker Court 319-323 Clifton Drive South, St Annes

- Superb 3rd Floor Retirement Apartment
- Close Walking Distance to St Annes Square, Beach & Promenade
- Lift & Stairs to All Floors
- Large Lounge with Dining Area
- Balcony Overlooking the Rear Courtyard
- Fitted Kitchen
- Two Double Bedrooms & Modern Shower Room/WC
- Double Glazing & Electric Heating
- Viewing Essential
- Leasehold, Council Tax Band D & EPC Rating D

**£209,950**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)





## 409 Hardaker Court 319-323 Clifton Drive South, St Annes

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Communal entrance and hallway with security telephone system. Individual post boxes. Lift and stairs to all floors.



#### COMMUNAL LOUNGE

Tastefully decorated and presented residents lounge



### THIRD FLOOR

#### PRIVATE ENTRANCE

##### HALLWAY

Approached through white panelled door. Wall mounted security entry phone handset and emergency pull cord system. Corniced ceiling. Modern Elbur Cabarron electric panel heater. Useful built in airing cupboard with modern (2yrs old) 'Tesy' electric hot water system. Open shelving. Electric circuit breaker fuse box. Fitted light. White panelled doors lead to all rooms. Motion movement sensor. Loft access for roof maintenance.



#### LOUNGE WITH DINING AREA

7.09m x 3.30m (23'3 x 10'10)

Spacious extremely well presented reception room with uPVC double glazed, double opening doors overlook and give access to the balcony. Focal point of the room is a stone fireplace with matching surround and hearth and inset log effect electric fire. Corniced ceiling. Two wall light and ceiling light. Modern Elbur Cabarron electric heater. Television aerial point and telephone point. Dining Area with Elbur Cabarron electric heater.



#### BALCONY

1.93m x 1.09m (6'4 x 3'7)

Delightful balcony with wrought iron balustrade and fitted light overlooking the rear court yard.



# 409 Hardaker Court 319-323 Clifton Drive South, St Annes



## KITCHEN

2.69m x 2.34m (8'10 x 7'8)

uPVC double glazed window overlooking the rear of the development with top opening light and security lock. Good range of eye and low level cupboards and drawers. Single drainer sink unit with centre mixer tap. Set in heat resistant roll edged work surfaces with splash back tiling. Built in appliances comprise: Hisense four ring electric hob with an illuminated extractor canopy above. Hisense fan assisted electric oven and grill in stainless steel surround. Amica microwave oven above in matching stainless steel surround. Space for a fridge/freezer. Corniced ceiling. Four LED ceiling downlights. Wall mounted Goldair electric convector heater.



## SHOWER ROOM/WC

2.18m x 1.96m (7'2 x 6'5)

Spacious modern shower room comprising a three piece white suite. Wide step in shower compartment with pivoting glazed door and a plumbed overhead shower and hand shower attachment. Semi concealed low level WC with adjoining vanity wash hand basin with cupboard below and laminate display surround. Canopy above with an inset downlight, adjoining wall mounted cupboard/medicine cabinet and wall mirror. Ceiling extractor fan and a number of inset ceiling downlights. Ceramic tiled walls. Chrome ladder heated electric towel rail. Wall mounted Goldair electric heater.

## BEDROOM ONE

4.83m x 2.84m (15'10 x 9'4)

Very well fitted double bedroom with uPVC double glazed window with two top opening lights overlooking the rear elevation. Excellent range of fitted wardrobes, over bed storage and matching bedside drawer units. Corniced ceiling. Elnur electric panel heater. Television aerial point. Centre ceiling light.



## BEDROOM TWO

4.85m x 2.82m (15'11 x 9'3)

Second double bedroom with uPVC double glazed window with top opening light overlooks the rear elevation. Elnur electric panel heater. Corniced ceiling. Fitted wardrobe and matching drawers. Centre ceiling light.



## ELECTRIC HEATING

The property has the benefit of electric heating from a number of modern panel heaters fitted approx 2yrs ago and supplemented by two wall mounted electric convector heaters where previously described.

## DOUBLE GLAZING

Where previously described the windows have UPVC DOUBLE GLAZED units.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2914.75 per annum is currently levied. This includes the Block insurance.



# 409 Hardaker Court 319-323 Clifton Drive South, St Annes

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years (from 1st January 2000) subject to an annual ground rent of £ . (Vendor to confirm) Council Tax Band D

## OUTSIDE

Hardaker Court stands in well maintained landscaped communal gardens, laid to lawn with well stocked flower and shrub borders.

There is Resident parking at Hardaker Court, we understand there isn't a current waiting list as such but if any potential purchaser was interested, a single space could be reserved until the sale completes. An interested purchaser will negotiate directly with the Building Manager for cost and availability.

## GUEST SUITE

A guest suite is available which is ideal for relatives or friends staying which includes a double bedroom with en suite facilities. The booking of the guest suite is via the Building Manager

## LOCATION

This delightful purpose built two double bedroomed third floor apartment with balcony, is located in this superb development known as 'Hardaker Court' and was constructed in 2000 by Newfield Jones Homes Ltd and offers independent retired living. Enjoying a most convenient location within yards from the centre of St Annes Square with its comprehensive shopping facilities and town centre amenities. There are transport services running along Clifton Drive South to both Lytham and Blackpool centres. An internal inspection is strongly recommended.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## Digital Markets, Competition and Consumers Act 2022

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared November 2025



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://www.johnardern.com)

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                             |                         | 79        |                                                                 |                         |           |
|                                             | 57                      |           |                                                                 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract.