



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

ASKING PRICE £165,000

- IMMACULATELY PRESENTED THIRD FLOOR PURPOSE BUILT RETIREMENT APARTMENT IN THE SOUGHT AFTER HARDAKER COURT DEVELOPMENT
 - SITUATED CLOSE TO ST ANNES SQUARE, THE SEA FRONT, LOCAL SHOPS AND GOOD TRANSPORT LINKS
- TWO DOUBLE BEDROOMS - BRIGHT & SPACIOUS LOUNGE - SHOWER ROOM - BREAKFAST KITCHEN
 - LIFT TO ALL FLOORS - HOUSE MANAGER - COMMUNAL LOUNGE & KITCHEN - COMMUNAL LAUNDRY ROOMS - COMMUNAL GARDENS - EPC RATING: C* NO CHAIN INVOLVED *

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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, apartment 407 is located on the second floor with access via a lift.

Communal Entrance Hallway

Doors to all ground floor apartments, lift with access to all floors, apartment 407 is located on the second floor and situated at the front of the building.

Entrance to apartment 407

Located at the rear of the building, entrance gained via solid timber door leading into;

Hallway

Wall mounted electric storage heater, warden alert system, cupboard housing the hot water cylinder and fuse box, further cupboard providing plentiful storage space, telephone point, doors to the following rooms:

Lounge

16'7 x 11'10
Large UPVC double glazed window to the rear, two wall mounted electric storage heater, stone effect fireplace housing electric feature fire, television and telephone points, coving, door leading into;

Breakfast Kitchen

11'10 x 6'6
Good range of wall and base units, laminate work surfaces, ceramic sink and drainer, tiled to splashbacks, integrated appliances include: 'Neff' induction hob, illuminated overhead extractor hood, 'Kenwood' microwave, 'Neff' electric oven and fridge freezer, wall mounted electric heater, space for table and chairs, wood effect vinyl flooring, coving.



Bedroom Two

12'7 x 8'1 at widest point
Large UPVC double glazed window to the rear, wall mounted electric storage heater, fitted wardrobe with matching bedside cabinet and set of drawers, coving.

Bedroom One

16'7 x 9'6 at widest point
Large UPVC double glazed window to the rear, wall mounted storage heater, television and telephone points, fitted wardrobes with matching cupboards and drawers, coving.

Shower Room

7'2 x 6'6
Three piece white suite comprising of; overhead electric shower in large curved cubicle, vanity wash hand basin and WC, electric shaving point, fully tiled walls, wall mounted electric heater, heated towel rail, extractor fan, wall and base units providing storage space, wall mounted mirror with light above, tiled effect vinyl flooring.

Outside

Beautifully kept communal landscaped gardens to the front and rear of the building. There also parking spaces for residents, however there are no spaces available and there is currently a waiting list.

Other Details

Tenure: Leasehold
Maintenance Charge: £2,765.25 per annum
Ground Rent: £165.00 per annum
Council Tax Band: D (£2,270.00 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	83
	EU Directive 2002/91/EC	