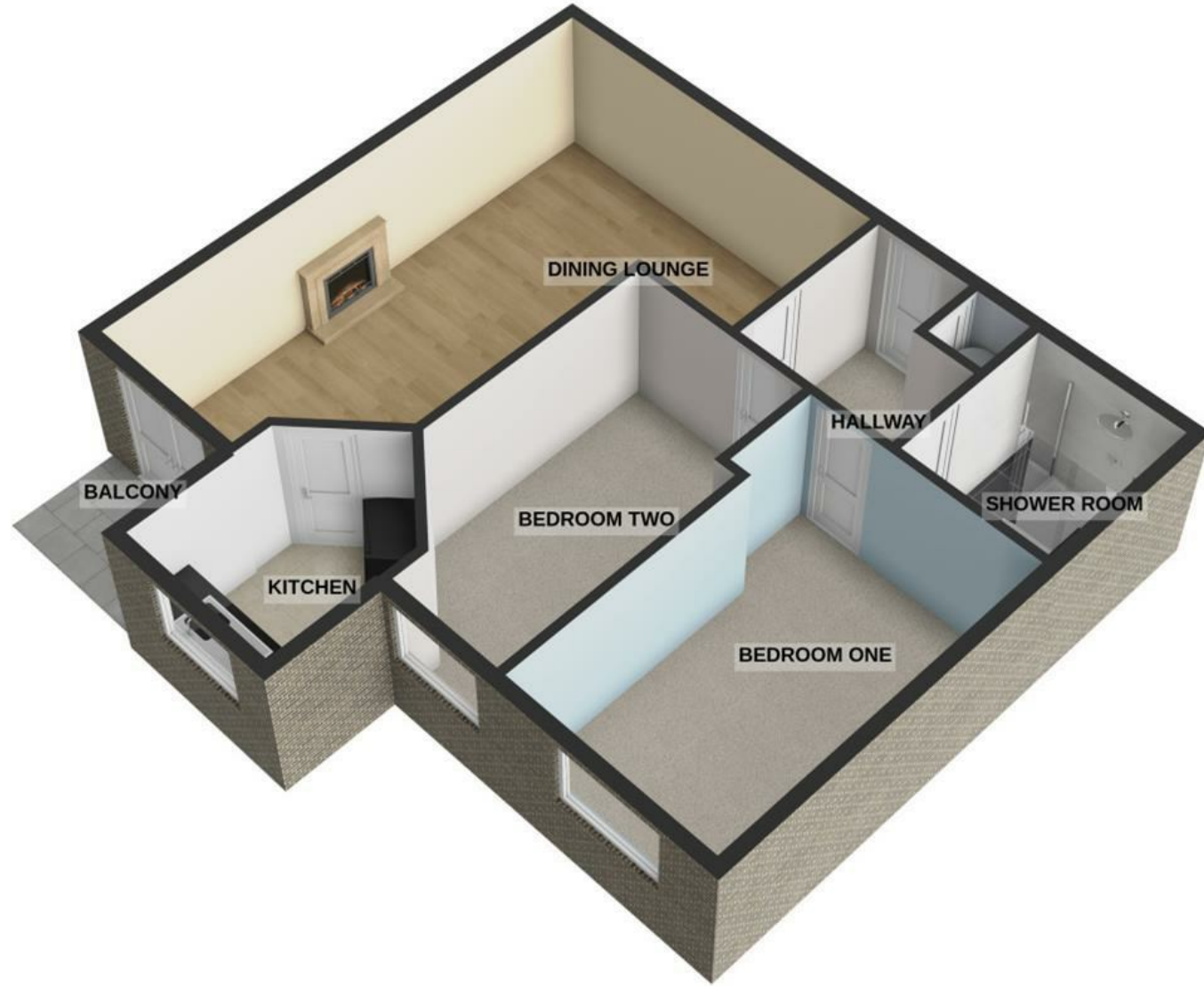


68.2 sq.m. (734 sq.ft.) approx.



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 © 2025

### CLIFTON DRIVE SOUTH, LYTHAM ST. ANNES FY8 1HJ ASKING PRICE £190,000

- WELL PRESENTED SECOND FLOOR PURPOSE BUILT FRONT FACING APARTMENT IN THE SOUGHT AFTER HARDAKER COURT RETIREMENT DEVELOPMENT
- TWO DOUBLE BEDROOMS - SPACIOUS L SHAPED DINING LOUNGE - BALCONY - SHOWER ROOM - KITCHEN
- SITUATED WITHIN MINUTES OF ST ANNES SQUARE, THE SEA FRONT, LOCAL LIBRARY, LOCAL SHOPS AND GOOD TRANSPORT LINKS
- LIFT TO ALL FLOORS - HOUSE MANAGER - COMMUNAL LOUNGE AND KITCHEN - LAUNDRY ROOMS - GUEST SUITES - COMMUNAL GARDENS - EPC RATING: TBC

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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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#### 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 310 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 310 is located on the second floor and situated at the front of the building.

#### Entrance to apartment 310

Entrance gained via solid timber door which leads into;

#### Hallway

Warden assistant alert system, wall mounted storage heater, cupboard housing the hot water cylinder and fuse box which also provides storage space, doors to the following rooms;

#### Shower Room

7'1 x 6'6

White three piece suite comprising of; WC, vanity wash hand basin and walk in shower cubicle with overhead mains powered shower, wall units and fitted cupboard providing plentiful storage space, wall mounted towel heater, wall mounted electric heater, wall mounted mirror, extractor fan, part tiled walls, lino flooring.

#### Bedroom One

15'11 x 10' at widest point

Large UPVC double glazed windows to the front, wall mounted storage heater, fitted wardrobes and overhead cupboards, television point, coving.



#### Bedroom Two

15'10 x 9'2 at widest point

Large UPVC double glazed window to the front, wall mounted storage heater, fitted wardrobes and overhead cupboards, coving.

#### Dining Lounge

23'5 x 10'10

Set of French doors leading out to the balcony, two wall mounted storage heaters, decorative mantle piece with marble back drop and hearth housing freestanding coal effect electric fire, telephone and television points, space for dining table and chairs, wall and ceiling lights, coving, door leading to;

#### Balcony

6'4 x 3'6

wall mounted coach light, space for small table and chairs.

#### Kitchen

7'8 x 7' at widest point

Large UPVC double glazed window to the front, range of wall and base units, marble effect laminate work surfaces, stainless steel sink and drainer, integrated appliances include: induction hob with overhead illuminated extractor hood, 'Neff' microwave, 'Neff' electric oven and under counter 'Neff' freezer, space for freestanding under counter fridge, part tiled walls, wall mounted electric heater.

#### 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

Length of years left of the lease: 99

Service Charge: £1,600.00 paid half yearly



Ground Rent: £120.00 Per annum

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	