

FOR SALE

PAVILLION VIEW
RESIDENTIAL APARTMENT BLOCK
ST ANDREWS ROAD NORTH
LYTHAM ST ANNES
LANCASHIRE
FY8 3FE

- A RARE OPPORTUNITY TO PURCHASE AN ARCHITECTURALLY DESIGNED BLOCK OF 8 NO. APARTMENTS WITH VIEWS OVER ASHTON GARDENS
- 4 STOREYS & 2 APARTMENTS TO EACH FLOOR
- IDEAL FOR RESIDENTIAL RENTAL, PART OWNER OCCUPATION OR HOLIDAY LETS / SERVICED ACC.
- PRESENTLY ALL LET ON AST'S*
- PROJECTED HOLIDAY LET INCOME AVAILABLE*

ASKING PRICE: OFFERS IN EXCESS OF £1,250,000



Duxburys
Commercial

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ST ANDREWS ROAD NORTH, ST ANNES

LOCATION

This impressive residential apartment block occupies a convenient location on St Andrews Road North, directly opposite a Sainsburys supermarket. The town centre with its wide selection of shopping facilities, tourist attractions, seafront (beach and promenade), cafes / restaurants and amenities, is within walking distance. Ease of commuting is also available along Clifton Drive into Lytham and in the opposite direction, towards Blackpool. Ease of commuting is available into the Lytham St Annes, from the M55 motorway.

DESCRIPTION

This architecturally designed residential apartment block simply needs to be viewed internally to be appreciated and comprises:

- 8 no. high specification residential apartments.
- 7 no. two bedroom apartments and 1 no. one bedroom apartment.
- architecturally designed as part of the refurbishment of the previous building and rear extension to increase the size of the building overall.
- Ideal for traditional residential letting.
- Also ideal for serviced accommodation and holiday lets.
- There is potential for a mix of both above and part owner occupation also.
- The building fronts on St Andrews Road North but with a rear frontage overlooking Ashton Gardens and the Pavillion, St Annes.
- There is on road car parking to the front and allocated car parking spaces to the rear.
- All apartments have their own individual features. These include far reaching park views, Living Kitchens with a fully fitted designer kitchen with integrated appliances, modern style Bathrooms or Shower rooms / Ensuites, Juliet balconies, features windows and Velux windows etc.
- Door entry system.
- The communal areas boast a designer stairwell, modern specification with half landing with seating and lighting.
- Walk-in meter cupboard with separate Electric and Water meters, Fire Alarm system panel.

ACCOMMODATION

Lower Ground Floor:

Apartment One: Open plan Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining area and Lounge area, windows providing a wealth of natural light and views over Ashton Gardens. Hallway, Double bedroom 1, Double bedroom 2 with en-suite Bathroom. Additional separate WC with wash hand basin and separate shower.

Apartment Two: Open plan Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining area and Lounge area, windows providing a wealth of natural light and views over Ashton Gardens. Hallway, Double bedroom 1, Double bedroom 2 with en-suite shower room. Separate Bathroom.

Ground Floor:

Apartment Three: Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining space. Spacious Lounge, also with dining space and Juliet balcony providing a wealth of natural light and views over Ashton Gardens. Hallway, Double bedroom with an elevation over the front of the property and Bathroom.

Apartment Four: Large open plan Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining area and Lounge area. Juliet balcony, providing a wealth of natural light and views over Ashton Gardens. Double bedroom 1, Double bedroom 2, hallway and Bathroom.

First Floor:

Apartment Five: Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining space. Spacious Lounge, also with dining space and Juliet balcony providing a wealth of natural light and views over Ashton Gardens. Hallway, Double bedroom with an elevation over the front of the property, Single bedroom and a Bathroom.

Apartment Six: Large open plan Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining area and Lounge area, windows providing a wealth of natural light and views over Ashton Gardens. Hallway, Double bedroom 1, Double bedroom 2 with en-suite Bathroom. Additional separate shower room.

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Second Floor:

Apartment Seven: Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining space. Spacious Lounge, also with dining space and Juliet balcony providing a wealth of natural light and views over Ashton Gardens. Hallway, Double bedroom with an elevation over the front of the property, Single bedroom and a Bathroom.

Apartment Eight: Large open plan Living Kitchen comprising a fully fitted designer kitchen with integrated appliances with Dining area and Lounge area, windows providing a wealth of natural light and views over Ashton Gardens. Hallway, Double bedroom 1, Double bedroom 2 with en-suite Bathroom. Additional separate shower room

FLOOR AREAS (GROSS INTERNAL)

Approximate measurements:

Flat 1	79 sq. m.
Flat 2	72 sq. m.
Flat 3	50 sq. m.
Flat 4	70 sq. m.
Flat 5	56 sq. m.
Flat 6	75 sq. m.
Flat 7	56 sq. m.
Flat 8	74 sq. m.

SPECIFICATION

Each apartment is equipped with Gorenje Single Oven & Induction Hob, Inotek 60 cm Angled black glass hood filter included, Hotpoint integrated washer dryer 1400 spin, Gorenje 60 cm integrated dishwasher A+, Gorenje integrated built under larder fridge, Gorenje integrated Built under freezer, Caple Canis Granite sink in anthracite, Caple Delta tap chrome, Gorenje built in microwave, Flomasta heated towel rails, Oso Super S unvented hot water cylinder and Heatstore Dynamic Intelirad aluminum radiators.

TENURE

The property is held Leasehold for the residue of an original 990 year Lease term commencing 1st September 1878 in accordance with Land Registry Title Plan LA419652.

VIEWINGS

Viewings are strictly via prior appointment only through Duxbury Commercial on 01253 316919 Option 1.

RENT PCM

Exclusive figures.

Flat 1	£995.00
Flat 2	£900.00
Flat 3	£825.00
Flat 4	£995.00
Flat 5	£895.00
Flat 6	£1,095.00
Flat 7	£895.00
Flat 8	£1,195.00
Total PCM	£7,795.00
Total PA	£93,540.00

COUNCIL TAX

Council Tax: Details to be confirmed.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

SERVICES

Electricity - Mains Supply. Independent metered supply to each unit.

Gas - Not Connected.

Water - Rising Main. Independently metered supply to each unit.

Drainage - Water carried system to main sewer.

Heating - Each flat has an independent electric heating system installed.

Please note, no testing of services has been undertaken by the selling agent. The above information has been provided by the seller direct.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate

Disclaimer / Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

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BELOW IMAGES: Historical images from Spring/Summer time

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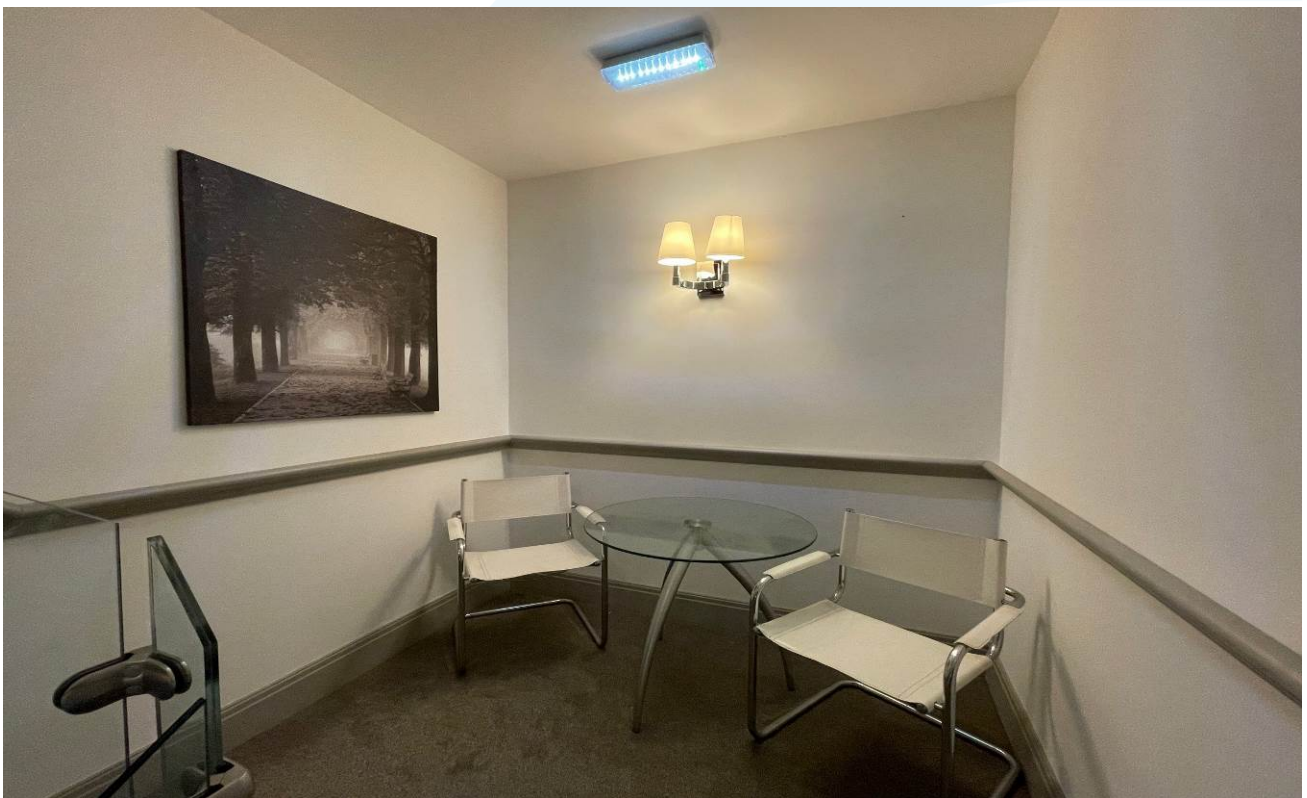
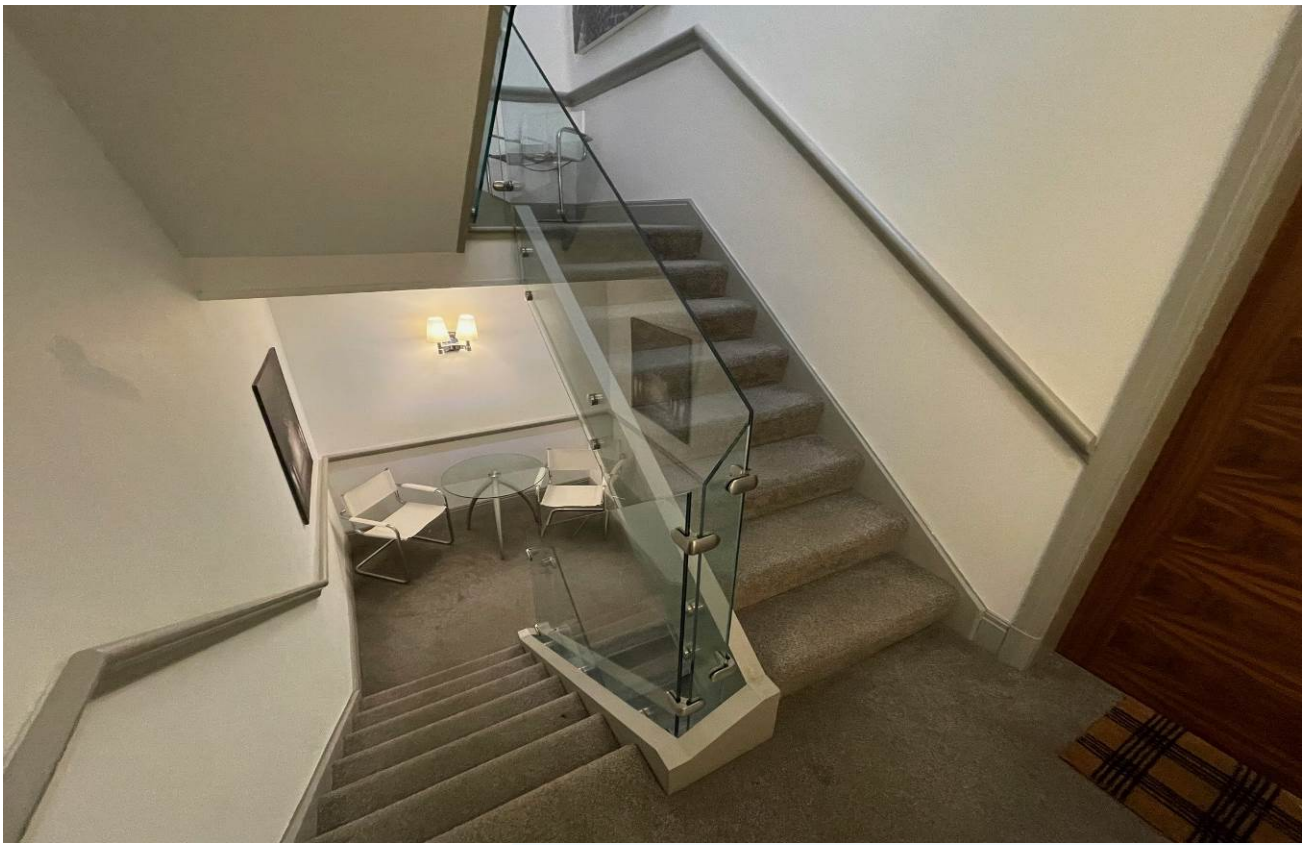
Below Images: Entrance, Ancillary and Circulation areas



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- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

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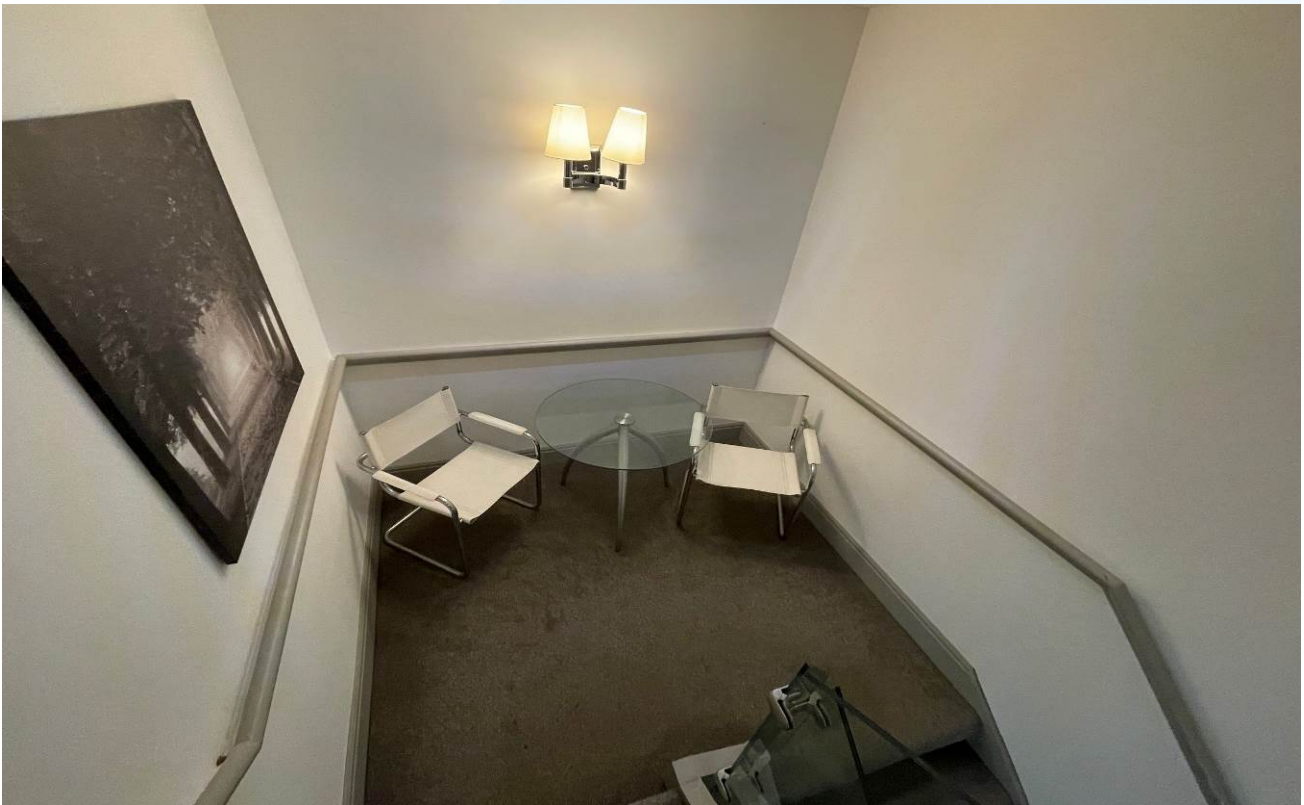
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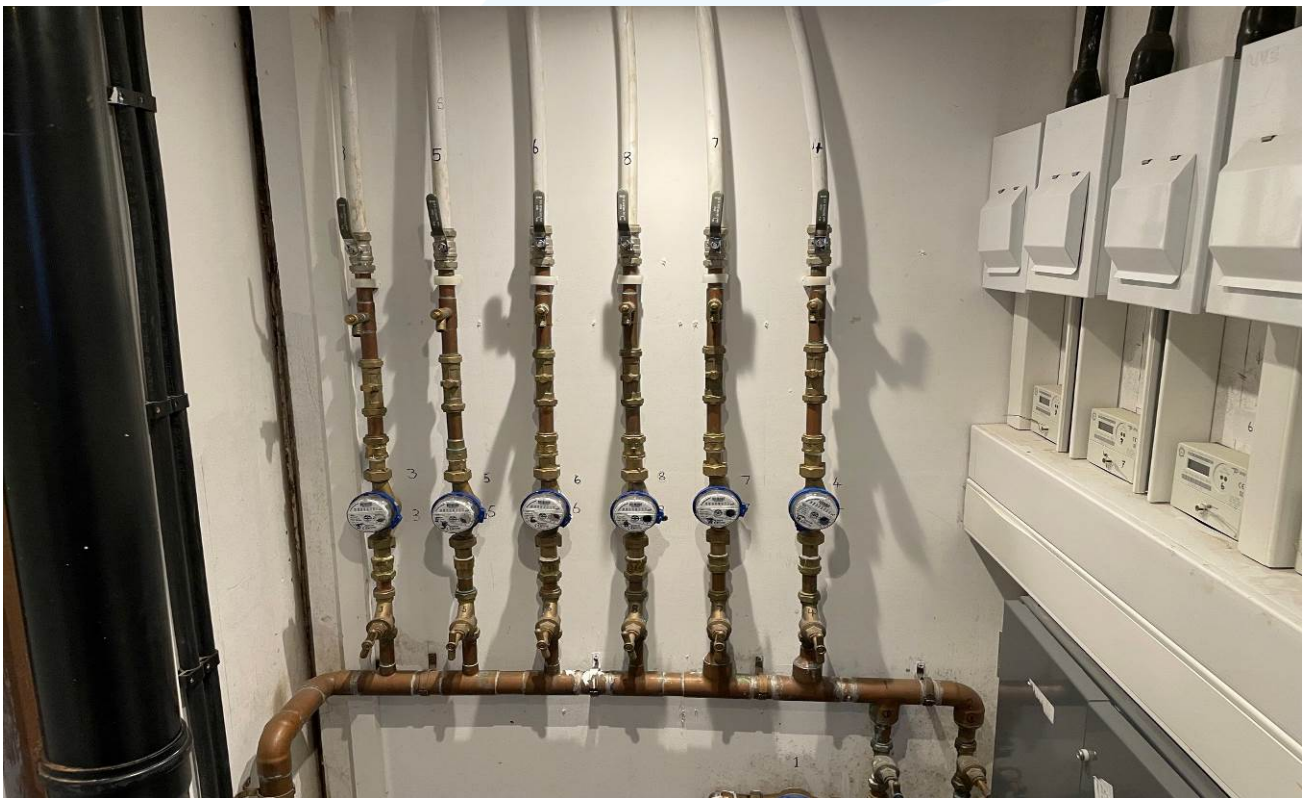
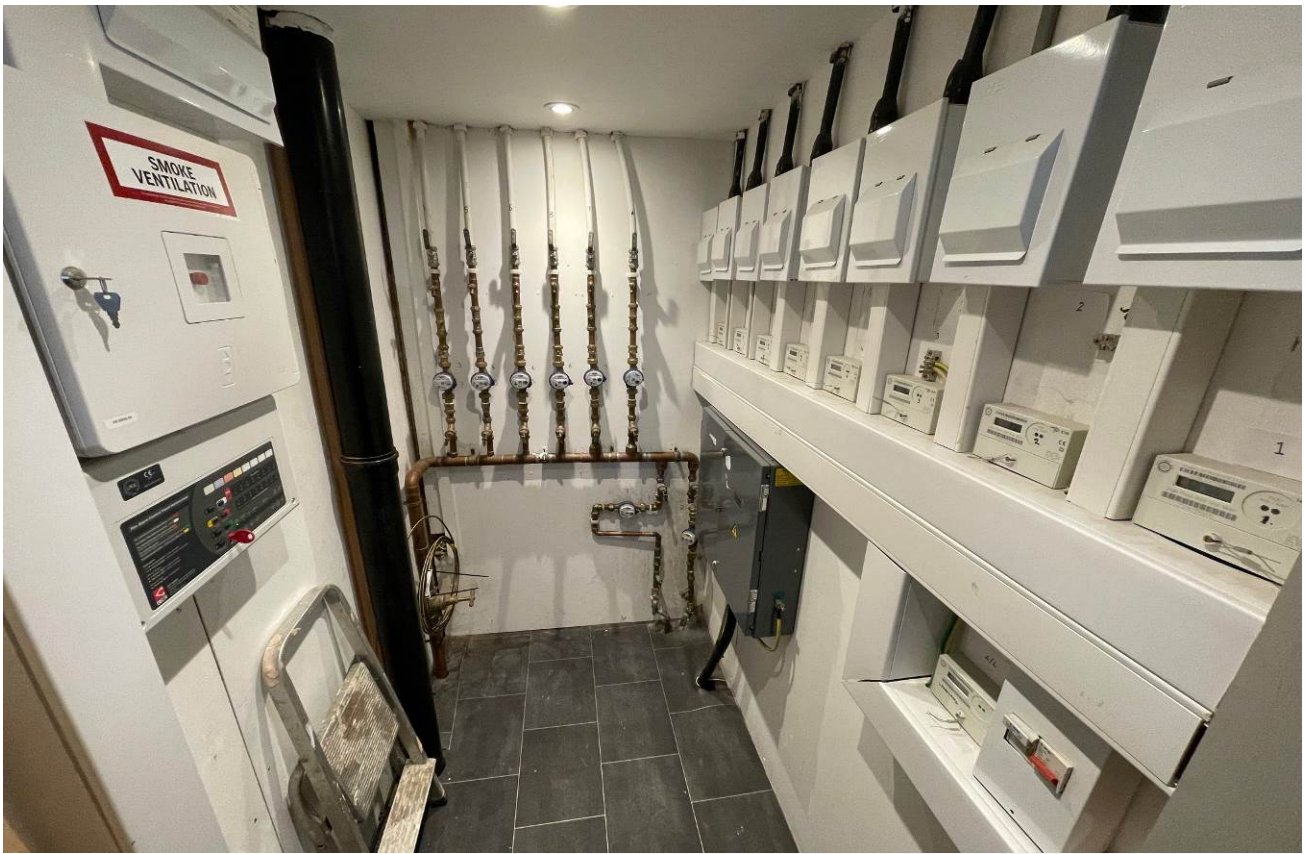


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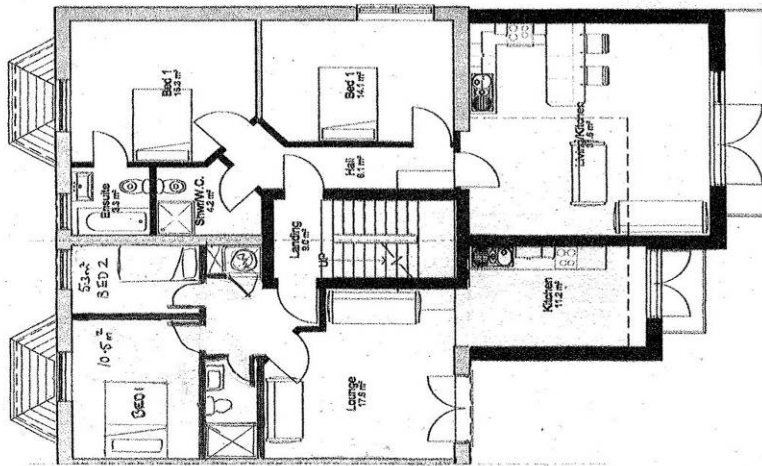
BELOW: Layout Plans for guidance purposes only. Not to be relied upon solely.

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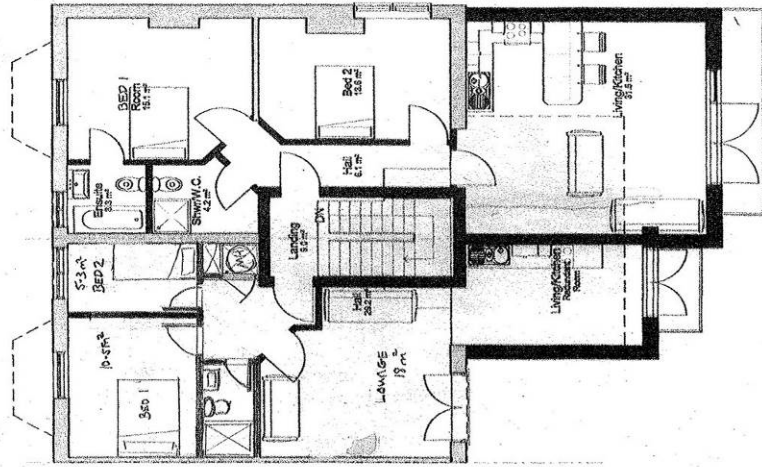
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Proposed First Floor Plan
1 : 100



Proposed Second Floor Plan
1 : 100

BEVERLEY
DESIGN BUILD

3 Church Drive,
Lymington, Hampshire
SO41 3PE
Tel: 07811 283525

No	Description	Date
1	Amended to suit LA comments	22.04.16

Proposed Conversion to
Permanent Apartments

23-25 St Andrews Road North
St Ammes On Sea
Lancashire

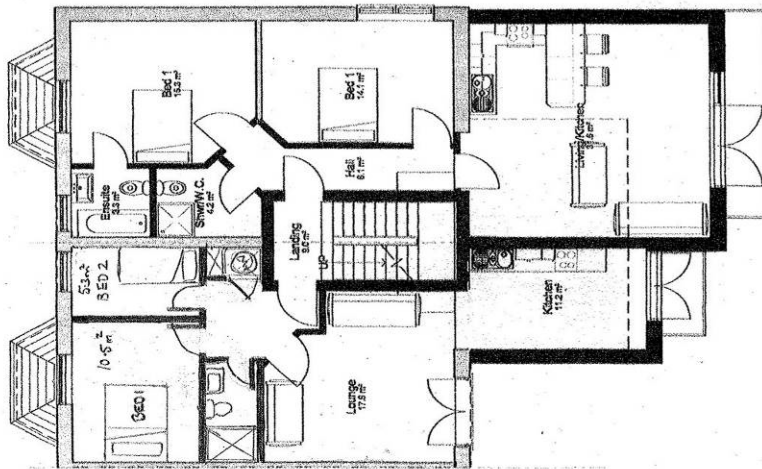
Proposed First & Second Floor Plans	Project number	BASE 14/100	BASE14/100/202
Date	Feb 2014	Scale	1 : 100
			@ A3

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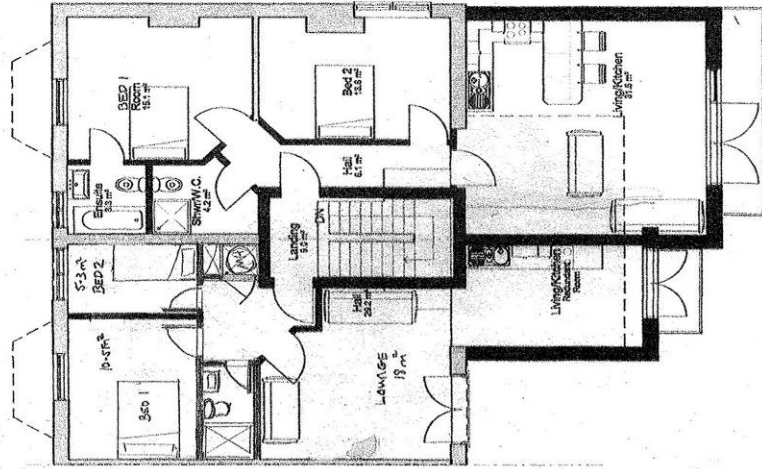
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Proposed First Floor Plan
1 : 100



Proposed Second Floor Plan
1 : 100

BEVERLEY DESIGN BUILD 3 Church Drive, Lynton, S.Annies FB 3FE Tel: 07811 28525	No. 1 <small>Amended to suit LA comments</small>	Description Proposed Conversion to Permanent Apartments	Date 22.04.17
	Proposed First & Second Floor Plans	Project number BASE 14/100	Date Feb 2014
23-25 St Andrews Road North St Annies On Sea Lencashire		Project number BASE14/100/202	Scale 1:100
			@ A3

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