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## 12 The Atrium Fairhaven Road, St Annes

- 1st Floor Purpose Built Apartment
- Spacious Open Plan Lounge/Dining Room
- Modern Open Plan Kitchen
- Two Bedrooms
- En Suite Shower/WC
- Modern Bathroom/WC
- Allocated Parking Space
- Gas CH & Double Glazing
- Yards from the Beach
- Leasehold & EPC Rating B

**£184,950**

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



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



# 12 The Atrium Fairhaven Road, St Annes

## GROUND FLOOR

### COMMUNAL ENTRANCE

Covered entrance leading to a communal entrance with numbered postboxes. Security entry phone system. Lifts and stairs to all floors.

### FIRST FLOOR

### PRIVATE ENTRANCE

### HALLWAY

**3.76m x 3.20m max (12'4 x 10'6 max)**

(max L shaped measurements) Spacious hallway. Single panel radiator. Telephone point. Built in cupboard houses a wall mounted Keston combi gas central heating boiler with storage space below and side wall light. Wall mounted room thermostat. Matching modern doors lead off to all rooms



### UTILITY CUPBOARD

**1.40m x 0.97m (4'7 x 3'2)**

Leading off the hallway is a useful 'Utility' cupboard with power and light and plumbing facilities for a washing machine.

### OPEN PLAN LOUNGE/DINING KITCHEN

**7.77m x 3.33m (25'6 x 10'11)**

Superbly presented open plan living/dining kitchen.



### LOUNGE WITH DINING AREA

To the lounge and dining area are UPVC double glazed double opening doors with fitted blinds giving direct access to the small balcony with views to the rear of the development. Double panel radiator. Television aerial point. Wall mounted security entry phone handset. Being open plan to the adjoining kitchen.



### BALCONY

Delightful small balcony area with obscure glazed balustrade and space for a bistro table and chair.

### KITCHEN

Good range of modern eye and low level cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap set in heat resistant work surfaces with matching splash back. Built in appliances comprise: Whirlpool four ring ceramic hob. Brushed chrome splash back and an illuminated extractor canopy above. Whirlpool electric oven and grill. Note: one cupboard could be altered to provide space for a dishwasher as plumbing behind remains. Ceramic tiled floor. Inset ceiling spot lights and extractor fan.



### BEDROOM ONE

**4.52m max x 2.82m (14'10 max x 9'3)**

Well proportioned principal double bedroom. UPVC double glazed window with fitted blinds overlooks the rear of the development. Two side opening lights. Double panel radiator. Television aerial point and



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power socket for a wall mounted TV. Telephone point. Door leads to the En Suite.



## EN SUITE SHOWER/WC

2.31m into shower x 1.40m (7'7 into shower x 4'7)

Modern three piece white bathroom suite comprises: Full width step in shower cubicle with sliding glazed door and a plumbed shower. Roca low level WC. Roca pedestal wash hand basin with display shelf above. Part ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan



## BEDROOM TWO

3.84m max into reveal x 2.31m (12'7 max into reveal x 7'7)

Second double bedroom. UPVC double glazed window with side opening light and fitted blinds overlooks the rear of the development. Single panel radiator. Telephone point



## BATHROOM/WC

2.44m x 1.68m (8' x 5'6)

Modern three piece white Roca bathroom suite. Panelled bath with a centre mixer tap. Pedestal wash hand basin, display shelf and large wall mirror above. Low level WC completes the suite. Chrome heated ladder towel rail. Part ceramic tiled walls and floor. Ceiling inset spot lights and extractor fan



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Keston combi boiler serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## NOTE

Pets are allowed with permission from the Management Company and if not a nuisance to other residents (Solicitor to confirm)

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 250 years subject to an annual ground rent of £250. Council Tax Band D.

## MAINTENANCE

A management company has been formed to administer and control

# 12 The Atrium Fairhaven Road, St Annes

outgoing expenses to common parts. A figure of £1800 is currently levied, this includes the Buildings Insurance. (Solicitor to confirm).

## PARKING

The apartment has an allocated numbered parking space situated to the front of the development.

## LOCATION

This stunning two bedroomed 1st floor purpose built apartment is situated on Fairhaven Road just off South Promenade being within minutes walking distance to St Annes beach and foreshore. The property is just a short walk to local shopping facilities on Alexandria Drive and close to transport services running along Clifton Drive South to both St Annes and Lytham centres. St Annes square with its comprehensive shops and town centre amenities is within just a few minutes walk. Internal viewing essential.

## 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).

## PROPERTY MISDESCRIPTION ACT

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 January 2023

12, The Atrium, 25, Fairhaven Road, Lytham St Annes, FY8 1FQ



Total Area: 68.3 m<sup>2</sup> ... 736 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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		
<b>86</b>	<b>86</b>				
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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