



ESTATE AGENTS • VALUER • AUCTIONEERS



## 30 Oxford Court Oxford Road, Ansdell

- Superb 1st Fl Retirement Apartment
- Larger 'Lytham Style'
- Lounge with Dining Area
- Kitchen
- Fitted Double Bedroom
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- South Facing
- Close to Local Shops
- No Onward Chain

**£84,950**

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



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





## 30 Oxford Court Oxford Road, Ansdell

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Well maintained communal hallway with stairs and lift giving access to all floors.

#### COMMUNAL RESIDENTS LOUNGE

Spacious communal lounge with kitchenette leading off. Curtained hairdressing salon. There is a Residents association organising a range of activities such as coffee mornings and outings. Free WiFi is available in the residents lounge.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

Well proportioned entrance hallway with wall mounted entry phone hand set and adjoining emergency control panel. Dimplex night storage heater. Side airing cupboard with pine shelving for linen storage and electric circuit breaker fuse box. Second useful cloaks/store cupboard. Additional spacious store cupboard.



#### KITCHEN

Fitted kitchen comprises a range of eye and low level cupboards and drawers. Stainless steel sink unit set in heat resistant work surfaces. Part ceramic tiled walls. Built in appliances comprise: Four ring ceramic hob with illuminated extractor hood above. Electric oven and grill below. Space for freestanding fridge/freezer. Emergency pull cord. Centre strip light.



#### LOUNGE

Tastefully appointed reception room with two UPVC double glazed windows enjoying a south facing aspect to the rear of the development. Side opening lights and fitted blinds. Corniced ceiling. Dimplex night storage heater. Emergency pull cord. Television aerial point. (we also understand there is now a communal Sky dish so each property can now connect to Sky services). Telephone point. Focal point of the room is an electric fireplace. Two central ceiling lights. Archway gives access to:

# 30 Oxford Court Oxford Road, Ansdell



## BEDROOM

Well fitted and appointed double bedroom. UPVC double glazed window enjoying the south facing rear aspect. Side opening light and fitted blind. Excellent range of modern fitted furniture comprises: Two wardrobes. Knee-hole dressing table with adjoining drawer units to either side. To the other side of the room is the original fitted wardrobe with with mirror fronted doors. Security pull cord. Telephone point.



## SHOWER ROOM/WC

Modern three piece white suite comprises: Wide semi enclosed tiled shower compartment with glazed fixed screen and an electric shower over and side handrail and folding seat. Semi concealed low level WC. Vanity wash hand basin with centre mixer tap and mirror fronted medicine cabinet above. Wall mounted extractor fan. Chrome ladder heated towel rail and wall mounted convector heater. Ceramic tiled walls.



## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

## HEATING

The property enjoys the benefit of electric heating from a number of night storage heaters and convector heater. Immersion heater for domestic hot water.

## LAUNDRY ROOM

The development has a communal laundry room with double sink unit and three washing machines and three tumble dryers.

## GUEST SUITE

A guest suite is available on the first floor 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 House Manager

## OUTSIDE

Oxford Court stands in delightful well maintained communal garden areas which are laid to lawn with well stocked flower beds and mature borders.

## HOUSE MANAGER

Oxford Court has a House Manager and the apartment has an emergency cord system.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £90. Council Tax Band B.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £238 per month is currently levied. This includes the buildings insurance and water charges.

## LOCATION

This superb 1st floor retirement apartment is set in the attractive development known as Oxford Court conveniently situated in the heart of Ansdell being only yards from Woodlands Road with its shopping facilities and amenities together with the railway station and other transport services. Other local points of interest include Fairhaven Lake with its many leisure and sporting attractions, together with the beach and foreshore and Royal Lytham & St Annes golf course.

An internal viewing is strongly recommended to appreciate the tastefully appointed accommodation this SOUTH FACING large 'Lytham style' apartment has to offer.

No onward chain

# 30 Oxford Court Oxford Road, Ansdell

## 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).

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## 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 March 2023

30, Oxford Court, Oxford Road, Ansdell, Lytham St Annes, FY8 4EB



Total Area: 51.5 m<sup>2</sup> ... 554 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>79</b>	<b>80</b>				
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.