



ESTATE AGENTS • VALUER • AUCTIONEERS



## 4 Colt House 5 Links Gate, St Annes

- Stunning 1st Floor Apartment
- Lounge with Dining Area
- Access on to a Sun Balcony
- Views of Royal Lytham Golf Course
- Two Double Bedrooms
- Modern En Suite Bathroom/WC & Dressing Room
- 2nd Modern Shower Room/WC
- Garage & Parking Space
- Gas CH & Double Glazing
- Leasehold & EPC Rating C

**£339,950**

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



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



## 4 Colt House 5 Links Gate, St Annes

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Video entry phone handset. Well maintained communal hallway approached through double opening hardwood outer doors. Numbered individual post boxes. Stairs and lift to the 1st and 2nd floors.

### FIRST FLOOR

#### PRIVATE ENTRANCE

#### HALLWAY

7.49m x 1.83m average measurements (24'7 x 6' average measurements)

Spacious entrance hallway. Wall mounted security video entryphone. Single panel radiator. Corniced ceiling. Useful cloaks/store cupboard with overhead light. Second built in cupboard houses a wall mounted Vaillant gas central heating boiler and adjoining Heatrae Sadia hot water cylinder. Matching doors lead off.

#### LOUNGE WITH DINING AREA

6.63m x 5.23m (21'9 x 17'2)

Very spacious and well appointed reception room with UPVC double glazed double opening French doors enjoying the superb views of Royal Lytham Golf Course and giving direct access to a SUN BALCONY. Full length double glazed windows to either side. Decorative corniced ceiling with two ceiling roses. Two single panel radiators. Television and telephone points. Connection for Wifi Focal point of the room is a stone fireplace with display overmantle and a raised hearth supporting a gas coal effect living flame fire. Double opening glazed doors lead to the adjoining Kitchen.



#### SUN BALCONY

Balcony which although is not on the Title Deeds, is enjoyed by Apartment 4, with a stone dressed balustrade enjoying stunning views over Royal Lytham Golf Course.



#### FITTED KITCHEN

3.89m x 2.44m (12'9 x 8')

Obscure double glazed window to the side aspect with a side opening light. Excellent range of fitted eye and low level cupboards and drawers. Incorporating two glazed display units. Franke stainless steel one and a half bowl single drainer sink unit. Set in roll edged laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Belling cooking range with a four ring electric ceramic hob and an electric oven and grill below. Belling stainless steel illuminated extractor canopy above. Integrated fridge and freezer, both with matching cupboard fronts. Integrated Bosch dishwasher. Plumbing and space for a washer/dryer. Inset ceiling spot lights and overhead light.



#### BEDROOM SUITE ONE

4.29m x 3.38m (14'1 x 11'1)

UPVC double glazed window overlooks the rear courtyard. Side opening light. Decorative corniced ceiling and centre rose. Single panel radiator. Fitted wardrobes by Taylor Made with a central cupboard and drawers below. Door leads to the En Suite and door leading to the Dressing Area.



# 4 Colt House 5 Links Gate, St Annes



## DRESSING ROOM

2.51m x 0.97m (8'3 x 3'2)

Bank of fitted wardrobes, comprising one double and one single. Dressing table with drawers below. Matching wall mirror over. Single panel radiator. Corniced ceiling and inset spot lights.



## SHOWER ROOM/WC

2.03m x 1.57m (6'8 x 5'2)

Modern three piece white suite comprises: Wide shower cubicle with a glazed screen and plumbed Aqualisa shower. Wall hung vanity wash hand basin with drawer below and centre mixer tap. Illuminated wall mirror above. Semi concealed low level WC with a Geberit dual flush. Ceramic tiled walls and floor. Contemporary radiator. Vectaire wall mounted extractor fan. Inset ceiling spot lights.

## EN SUITE BATHROOM/WC

2.51m x 1.68m (8'3 x 5'6)

Modern three piece white bathroom suite. UPVC obscure double glazed opening window to the side elevation. Panelled bath with a glazed pivoting shower screen and plumbed over bath Aqualisa shower. Vanity wash hand basin with drawers below and a centre mixer tap. Illuminated wall mirrored cabinet above. Low level WC completes the suite. Vectaire ceiling extractor fan and inset ceiling spot lights. Ceramic tiled walls and floor. Heated ladder towel rail in anthracite grey.



## BEDROOM TWO

3.40m x 2.95m (11'2 x 9'8)

Second double bedroom. UPVC double glazed window overlooks the rear courtyard with a side opening light. Single panel radiator. Corniced ceiling. Two fitted double wardrobes.

## OUTSIDE

Colt House stands in well looked after communal landscaped gardens to the front with driveway leading down the side of the development to the rear courtyard and garages. To the front is an enclosed communal refuse enclosure and outside tap. Security lighting to the front, side and rear.

## GARAGE & PARKING

5.18m x 2.74m (17' x 9')

A single car garage (3rd garage from the right) passes with the apartment approached via an electric up and over door. Power and light supplies connected. There is also an allocated parking space directly in front of the garage.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## 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 £100. Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2000 per annum is currently levied. This includes the buildings insurance.

## NOTE

Lettings are allowed (not holiday lets). Pets are allowed if not a nuisance to other residents. (solicitors to confirm).  
No onward chain.

# 4 Colt House 5 Links Gate, St Annes

## LOCATION

This extremely well appointed and designed two bedroomed 1st floor apartment with sun balcony enjoys open views looking over Royal Lytham Golf Course. Colt House is a development of just six apartments and was built by Melrose Construction Ltd. Links Gate is situated within easy reach of the beach and foreshore. Transport services and local shopping facilities are within just a fifteen minute walk into the centre of St Annes Square with its well planned shopping facilities and town centre amenities. An internal inspection is strongly recommended to fully appreciate the well planned accommodation and views over the golf course. No onward chain.



## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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 Arden & 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

4, Colt House, 5, Links Gate, Lytham St Annes, FY8 3LF



Total Area: 94.6 m<sup>2</sup> ... 1018 ft<sup>2</sup> (excluding balcony)

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. Arden FNAEA

Sales Manager: Zoe J. Arden (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) 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		
England & Wales	EU Directive 2002/91/EC	77	80	England & Wales	EU Directive 2002/91/EC



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