



ESTATE AGENTS • VALUER • AUCTIONEERS



2 High Legh Marine Drive, Fairhaven

- Ground Floor Purpose Built Apartment
- Excellent Views of Grannys Bay & Fairhaven Lake
- Spacious Lounge & Dining Area
- Fitted Kitchen
- Sun Lounge
- Two Double Bedrooms
- Bathroom/WC & Cloaks WC
- Parking Space in Communal Garage
- No Onward Chain
- Leasehold & EPC Rating C

£299,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Security entry phone handset. Lift and stairs to all floor

PRIVATE ENTRANCE HALL

4.01m x 2.51m max (13'2 x 8'3 max)

(max L shaped measurements) Tastefully appointed hallway with double panel radiator with thermostatic valve control. Entry phone hand set. Fitted cupboard contains the circuit breaker fuse box. Wall lights. Wall mounted Hive heating control.



CLOAKS/WC

1.37m x 1.35m (4'6 x 4'5)

Two piece white suite comprises: vanity wash hand basin with cupboard beneath. Low level WC. Ceramic tiled walls and tiled floor.

LOUNGE

6.71m plus bay x 3.53m (22' plus bay x 11'7)

Spacious and well decorated reception room with large uPVC double glazed picture window enjoying a superb elevated view overlooking the communal gardens and towards Grannys Bay with the Ribble Estuary, Southport and the Welsh Hills in the back ground. Double panel radiator and further single panel radiator. Television, Sky and telephone points. Corniced ceiling. Under pelmet discreet downlighting. Door leads to:



SUN LOUNGE

2.51m x 2.18m (8'3 x 7'2)

Delightful sun lounge with uPVC double glazed window with upper opening lights overlooking the gardens, beach and foreshore. Double panel radiator with thermostatic valve control. Internal glazed sliding window gives natural light to the kitchen.



KITCHEN

4.14m x 2.67m (13'7 x 8'9)

Excellent range of eye & low level fixture cupboards and drawers with a roll topped working surface incorporating a one & a half bowl stainless steel sink unit with centre mixer taps. Corner carousels and glazed display cupboards. Integrated appliances comprise: Four ring Diplomat hob with illuminated extractor hood above. Stoves Newhome fan assisted electric oven and grill. Integrated fridge and freezer. Plumbing for automatic washing machine and dishwasher. Sliding glazed window looking through into the sun lounge with the superb views beyond. Single panel radiator with thermostatic valve control. Telephone point. Part ceramic tiled walls.



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BEDROOM ONE

4.11m x 3.56m (13'6 x 11'8)

Well fitted double bedroom with an excellent range of fitted wardrobes, kneehole dressing table, matching bedside drawer units and fitted headboard. uPVC double glazed window with side opening light overlooks the front elevation with the stunning views beyond. Corniced ceiling. Single panel radiator with thermostatic valve control. Television aerial point.



BEDROOM TWO

4.11m x 2.67m (13'6 x 8'9)

Second double bedroom with a uPVC double glazed window with side opening light overlooking the front elevation with matching views. Double panel radiator with thermostatic valve control. Fitted wardrobe and matching bedside drawer units and fitted headboards. Corner cupboard contains a wall mounted Baxi gas central heating boiler. Corniced ceiling.



BATHROOM/WC

3.05m x 2.34m (10' x 7'8)

Ceramic tiled walls and tiled floor. Four piece suite comprises: tiled bath with centre mixer taps. Step in shower with a Mira Vie power shower over and pivoting outer door. Vanity wash hand basin with cupboard beneath. Three halogen downlights over and fitted mirror. The suite is completed by a low level WC. Airing cupboard contains the lagged hot water cylinder and water tank. Stainless steel ladder heated towel rail.



DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a concealed Baxi boiler in the second bedroom serving panel radiators and domestic hot water.

COMMUNAL GARAGE

Apartment 2 has a numbered single car parking space in the communal ground floor garaging approached through an electric up & over door and additional side personal door. Two obscure double glazed windows provide some natural light.

LOCATION

This tastefully decorated and spacious ground floor two bedroom purpose built apartment is situated in the very popular development known as 'High Legh' offering a most convenient location within just a few minutes stroll to Ansdell's thriving shopping facilities on Woodlands Road together with the station and there are transport services within 100 yards leading to both Lytham and St Annes main centres. The development directly faces GRANNY'S BAY with the beach and foreshore beyond and adjoins FAIRHAVEN LAKE with its many leisure and sporting attractions.

Internal viewing strongly recommended to appreciate the accommodation this apartment has to offer together with excellent elevated views.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £175 per month is currently levied (excluding Buildings Insurance). Solicitors to confirm.

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TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent included in the maintenance charge. Council Tax Band E

N.B

No letting or pets are allowed.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	75	78	England & Wales	EU Directive 2002/91/EC



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