



ESTATE AGENTS • VALUER • AUCTIONEERS



## 21 De Vere Gardens 49 South Promenade, St Annes

- 4th Floor Purpose Built Apartment
- Stunning Sea Views
- Reception Hallway & Cloaks/WC
- Large Lounge with Dining Area
- South Facing Sun Balcony
- Dining Kitchen
- Two En Suite Double Bedrooms
- Space in Communal Garage
- Electric Heating & Double Glazing
- Leasehold & EPC Rating D

**£329,995**

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



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



# 21 De Vere Gardens 49 South Promenade, St Annes

## GROUND FLOOR

### COMMUNAL ENTRANCE

With security entry phone system. Wide nicely furnished communal entrance hall. Stairs and lift to all floors.

### FOURTH FLOOR

Communal landing serving two apartments and having external letter box and side storage cupboard.

### PRIVATE ENTRANCE

### RECEPTION HALLWAY

4.14m x 3.78m (13'7 x 12'5)

Spacious central hallway also with ample space for a sofa bed if required. Corniced ceiling. Fitted wall mirror. Wall mounted entry phone handset. Built in cupboard houses a Gledhill hot water cylinder. Wall light. Wall mounted room thermostat.



### CLOAKS/WC

2.64m x 1.14m (8'8 x 3'9)

UPVC obscure double glazed opening window to the side elevation. Two piece Vernon Tutbury white suite comprises: Low level V.C. Pedestal wash hand basin with an illuminated mirror above.

### LOUNGE WITH DINING AREA

7.54m x 5.92m (24'9 x 19'5)

Very spacious principal reception room. UPVC double glazed sliding patio doors overlook and give direct access to the Sun Balcony with panoramic views beyond. Two additional UPVC double glazed opening windows to the side elevation with further sea views. Corniced ceiling. Five wall lights. Television and satellite aerial point. Focal point of the room is a marble display fireplace with matching raised hearth supporting an electric fire. Telephone point. Wall mounted room thermostat.



### BALCONY

4.67m x 1.12m (15'4 x 3'8)

Glazed and aluminium balustrade enjoying delightful South Westerly views looking towards the beach and foreshore with St Annes pier to the right hand side. Ceramic tiled floor.



### DINING KITCHEN

4.98m x 2.90m (16'4 x 9'6)

Two UPVC double glazed opening windows enjoy views to the rear aspect. Range of eye and low level fixture cupboards and drawers. One and a half bowl single drainer sink unit with centre mixer tap. Laminate roll edged working surfaces with ceramic splash back tiling and concealed downlighting. Built in appliances comprise: AEG four ring electric hob with an illuminated extractor canopy above. Tricity electric oven and grill. Space for a fridge/freezer. Plumbing for a dishwasher. Telephone point. Wall mounted room thermostat.



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## BEDROOM SUITE ONE

7.62m x 3.76m max (25' x 12'4 max)

Well proportioned principal en suite bedroom. Two UPVC double glazed opening windows enjoy the south facing sea views to the front elevation. Combed ceiling. Two wall lights. Fitted wall mirror. Wall mounted room thermostat. Bank of fitted wardrobes to one wall with further storage space above. Television aerial point.



## EN SUITE SHOWER/WC

2.51m x 2.03m (8'3 x 6'8)

UPVC obscure double glazed opening window to the side elevation. Four piece white suite comprises: Tiled shower cubicle with a Triton electric shower. Vanity wash hand basin with cupboards below and a laminate display surround. Wall mirror above with strip light. Low level WC and adjoining Bidet completes the suite. Very useful fitted linen store cupboard with shelving and adjoining full length store cupboard.

## EN SUITE BATHROOM/WC

3.51m x 2.57m (11'6 x 8'5)

Four piece coloured bathroom suite comprises: Corner panelled bath with a display surround. Step in tiled shower cubicle with a Triton T80 electric shower. Twin vanity wash hand basins with fitted cupboards below. Wall mirror above with light. Wall mounted shaving socket. Low level WC completes the suite. Electric heated towel rail. Wall mounted Xpelair. Overhead light.



## BEDROOM SUITE TWO

4.22m + wardrobes x 3.53m (13'10 + wardrobes x 11'7)

Second en suite double bedroom. Two UPVC double glazed opening windows overlook the side elevation. Combed ceiling. Bank of fitted wardrobes to one wall with storage above. Wall mounted room thermostat.

## ELECTRIC HEATING

The property enjoys the benefit of electric overhead (ceiling) heating with wall thermostats.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## OUTSIDE & PARKING

To the front of De Vere Gardens are a number of visitor car parking space. The apartment has an allocated single car parking space in the basement communal garage, with access from the electric roller door from the rear.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £660 per quarter (from April 2023) is currently levied. Solicitor to confirm.

## NOTE

April, 2024 updated - We have been informed that there are on going repair works at De Vere Gardens which will not be covered by the current Management Company sinking fund. Our vendor has confirmed that they would be prepared to make a contribution towards these costs. The current asking price has also been reduced to take this into consideration.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 891 years. Council Tax Band E

## NOTE

We understand no pets are allowed at De Vere Gardens. Lettings are allowed (not holiday lets). Solicitors to confirm.

## LOCATION

This spacious two bedroomed fourth floor apartment at 'De Vere Gardens' enjoys a prominent location

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overlooking St. Annes Promenade with superb South Facing beach and sea views beyond. Being conveniently placed within a few minutes walk to St. Annes Square, offering comprehensive shopping facilities with its wide shopping parade and town centre amenities. Transport services to both St. Annes and Lytham centres are also close by. Viewing recommended.



## 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

Flat 21, De Vere Gardens, 49, South Promenade, Lytham St Annes, FY8 1LZ



Total Area: 142.9 m<sup>2</sup> ... 1539 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		
England & Wales	EU Directive 2002/91/EC	63	64	England & Wales	EU Directive 2002/91/EC



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