



ESTATE AGENTS • VALUER • AUCTIONEERS



45 The Majestic St. Annes Road West, St. Annes

- Well Presented Ground Floor Apartment
- Panoramic South Facing Views
- Very Large Sun Terrace with Sea Views
- Spacious Hallway with Cloaks/WC
- Large Lounge with Dining Area
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom/WC
- Allocated Space in the Underground Communal Garage
- Leasehold & EPC Rating D

£350,000

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



www.johnardern.com



45 The Majestic St. Annes Road West, St. Annes

COMMUNAL ENTRANCE

With security entry phone system and CCTV. Stairs and lift to all floors.

PRIVATE ENTRANCE HALL

25'4 x 10'6 max



(max L shaped measurements) Spacious and tastefully appointed hallway approached through a hardwood door. Built in bespoke cloaks/store cupboard with hanging rail and shelving. Useful shoe store area below. Fitted wall mirror and inset spot light above. Contemporary period style column radiator. Internet point. Wall mounted security entryphone handset. Second deep walk in store cupboard 5'10 x 2'6 with overhead light. Feature obscure glazed doors leading off.

CLOAKS/WC

6'1 x 4'4

Two piece modern white suite comprises: Low level WC and corner wash hand basin with black mixer tap and splash back tiling. Overhead light. Chrome heated ladder towel rail.

LOUNGE WITH DINING AREA

26'7 x 15' max



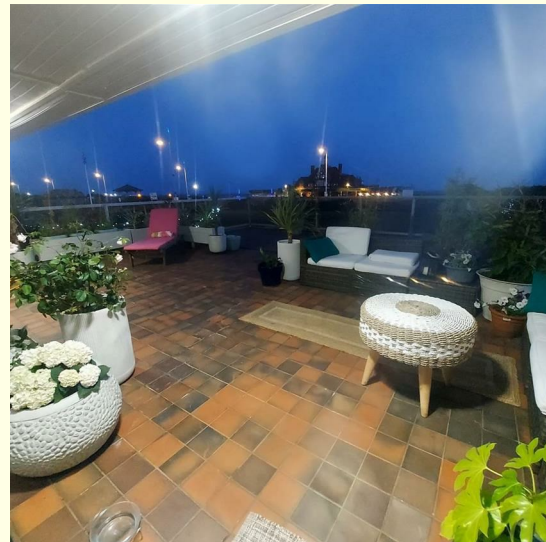
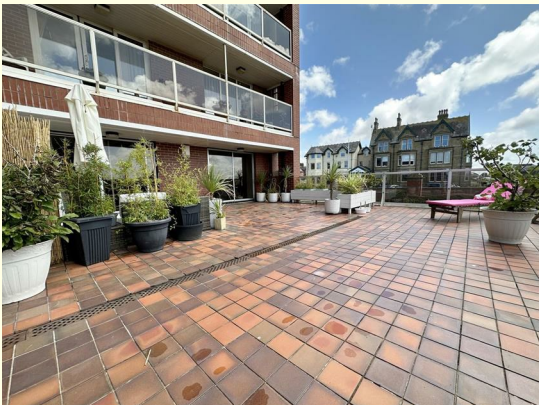
Very impressive principal reception room with Dining Area and being semi open plan to the adjoining Kitchen. Two sets of double glazed sliding patio doors overlook and give direct access to the feature SUN TERRACE. Corniced ceiling. Four wall light points. Two contemporary period style column radiators. Power socket for a wall mounted TV. Bank of bespoke built

in cupboards providing excellent storage space. Additional fitted double cupboard houses a Worcester combi gas central heating boiler (approx 12 months old), with further storage space and a useful fitted filing cabinet. Open display shelving and a glazed display unit. Adjoining fitted desk unit.





SUN TERRACE
26'4 x 25'7



Most impressive sun terrace with a dual aspect passes with this apartment, enjoying full sun from early morning right through to the evening, with beautiful sun sets to the West. Boasting south facing views towards the beach and St Annes Pier. With a ceramic tiled floor and glazed balustrade. Outside lighting. All weather power points. Garden tap.



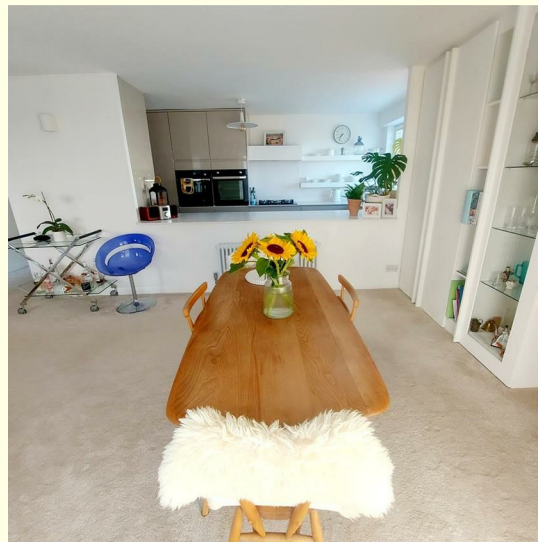
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KITCHEN 16'2 x 8'10



Modern newly installed fitted kitchen with a large double glazed opening window overlooking the side elevation with integral window blinds and enjoying the morning sun. Good range of eye and low level fixture cupboards and drawers. Incorporating a larder cupboard and display shelving. One and a half bowl sink unit with a centre mixer tap set in Nepeta working surfaces with matching splash back. Built in appliances comprise: Belling five ring gas hob. Illuminated extractor canopy above. Belling electric oven and grill. Additional adjoining Belling gas oven and grill. Integrated fridge/freezer with matching cupboard fronts. Plumbing for a dishwasher. Useful utility cupboard with plumbing for washing machine and space above for a tumble dryer. Wood effect laminate flooring.



BEDROOM ONE 16'4 x 9'6



Principal double bedroom. Double glazed opening window overlooks the side of the development with views along St Annes Road West. Fitted window blinds. Double panel radiator. Built in wardrobe to one wall with hanging rail and storage above.



BEDROOM TWO

16'4 x 9'5



Second double bedroom. Double glazed opening window overlooks the side of the development with views again along St Annes Road West. Double panel radiator. Built in wardrobe to one wall with hanging rail and storage above.

BATHROOM/WC

8'1 x 5'7



Modern newly installed four piece white bathroom suite comprises: Panelled bath with centre mixer tap and a separate hand held shower attachment. Surface mounted wash hand basin with centre mixer tap set on an attractive tiled display surround with matching splash back. Shelving below. Rak Ceramics semi concealed low level WC. Adjoining Rak Ceramics bidet completes the suite. Wall mounted mirror fronted bathroom cabinet. Wood effect laminate flooring. Wall mounted extractor fan. Contemporary white ladder heated towel rail.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (installed approx 12 months ago) concealed in the Lounge serving a number of new radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

COMMUNAL GARAGE

The apartment has an allocated numbered parking space located in the underground communal garage approached through an electric up and over door. Lift to the communal hallway. Communal refuse room. There are also a number of visitor car parking spaces in the inner communal car park approached from Clifton Drive North.

NOTES

The newly fitted carpets are included in the asking price. The apartment has been re-plastered throughout.

Lettings are not allowed. Pets are allowed if not a nuisance to other residents (solicitor to confirm).

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. An increased figure of £300 per month is currently levied.

Note - January 2024 update from Vendor - We have been informed that there are potential on going upgrading works at The Majestic which will not be covered by the current Management Company sinking fund. Figures still to be finalised. Vendor to keep us updated.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 891 years subject to an annual ground rent of £28. Council Tax Band E

45 The Majestic

St. Annes Road West, St. Annes

LOCATION

With panoramic south facing views looking towards the Beach and St Annes Pier, this very well presented and spacious ground floor purpose built apartment is situated in a very convenient town centre location at the junction of the Promenade and St Annes Road West, within yards from the beach and being only minutes from the centre of St Annes square with it's comprehensive shopping facilities and town centre amenities. An internal inspection is strongly recommended to appreciate the accommodation this apartment has to offer including its very large feature dual aspect SUN TERRACE.

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, rightmove.com, onthemarket.com, Email Address: 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.

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 July 2023

45, Majestic, St Annes Road West, Lytham St Annes, FY8 2NE



Total Area: 95.3 m² ... 1026 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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