



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Queens Manor Elizabeth Court, Lytham St Annes

- Superb 1st & 2nd Floor Duplex Apartment
- Entrance Hallway
- Spacious Open Plan Living/Dining Kitchen
- 1st Floor En Suite Principal Bedroom
- Modern 1st Floor Bathroom/WC
- Two 2nd Floor Bedrooms
- Allocated Parking Space
- Electric Heating & Double Glazing
- Leasehold & EPC Rating D
- Viewing Essential

£249,950

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



www.johnardern.com



3 Queens Manor Elizabeth Court, Lytham St Annes

GROUND FLOOR

Well kept courtyard entrance just off King Edward Avenue with an allocated parking space and additional visitor parking spaces.

COMMUNAL ENTRANCE

Well kept communal entrance serving just four apartments. Approached through an outer door with a security video entryphone system. Stairs to the first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALLWAY

Spacious hallway with a double glazed window overlooking King Edward Avenue. Central opening light, deep display sill and fitted wooden shutters. Wall mounted video entry phone handset. Wood laminate flooring. Contemporary Haverland electric radiator with an integral programmer control. Staircase leads off the 2nd floor with a side hand rail. Very useful understair cupboard housing a hot water cylinder and providing storage space. Matching doors leading off.

OPEN PLAN LIVING/DINING KITCHEN

8.86m x 3.91m (29'1" x 12'10")

Superb well proportioned open plan reception area with Kitchen leading off.

LIVING/DINING AREA

To the living area is an attractive double glazed window enjoying an outlook over the front communal gardens. Deep display sill, central opening light and fitted wooden shutters. Corniced ceiling with inset ceiling spot lights. Television aerial point. Haverland electric radiator with integral controls.



KITCHEN

Well fitted modern kitchen being open plan to the Lounge. Matching double glazed window has views towards King Edward Avenue, with a deep display sill, central opening light and fitted wooden shutters. Good range of eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in heat resistant granite work surfaces with matching splash back and splash back tiling. Matching breakfast bar. Built in appliances comprise; Whirlpool four ring ceramic electric hob with a brushed chrome splash back. Illuminated extractor canopy above. Bosch electric oven and grill below. Integrated fridge/freezer. Whirlpool integrated dishwasher and Hotpoint washing machine, both with matching cupboard fronts. Ceramic tiled floor. Kickspace electric heater. Corniced ceiling. Wall mounted extractor fan.

BEDROOM SUITE ONE

3.66m x 3.23m plus wardrobes (12' x 10'7" plus wardrobes)

Well proportioned principal bedroom. Double glazed window to the side aspect with views across the front communal gardens. Deep display sill, central opening light and fitted wooden shutters. Telephone point. Haverland electric radiator with integral controls. Bank of fitted wardrobes with sliding doors and a central mirror panel. Door leads to the En Suite.



EN SUITE SHOWER ROOM/WC

1.78m x 1.73m (5'10" x 5'8")

Modern three piece white suite comprises: Corner step in shower cubicle with a plumbed shower and pivoting glazed door. Wide vanity wash hand basin with a centre mixer tap and cupboard below. Splash back tiling. Illuminated mirror fronted bathroom cabinet above. Low level WC completes the suite. Heated electric ladder towel rail. Ceramic tiled floor. Inset ceiling spot lights and extractor fan.

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BATHROOM/WC

2.03m x 1.68m (6'8" x 5'6")

Three piece white suite comprises: Wood panelled bath with a centre mixer tap and hand held shower attachment. Splash back tiling. Vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated mirror fronted bathroom cabinet above. Low level WC. Heated electric ladder towel rail. Ceramic tiled floor. Inset ceiling spot lights and extractor fan.



SECOND FLOOR LANDING

Approached from the previously described staircase. Overhead light and matching doors leading off.

BEDROOM TWO

4.67m x 2.77m (15'4" x 9'1")

Second tastefully presented double bedroom. Two Keylite pivoting double glazed roof lights with integral window blinds. Telephone point. Television aerial point. Dimplex electric panel heater with integral control. Bank of fitted deep wardrobes with sliding doors and a central mirrored panels and additional roof eaves storage to the side, ideal for suitcases, Christmas decorations etc.



BEDROOM THREE

5.69m x 2.44m max (18'8" x 8' max)

Third goos sized bedroom, currently furnished as a Study. Two Keylite double glazed pivoting roof lights. Dimplex electric panel heater with integral control. Fitted deep double wardrobe with inset mirrored panels. Adjoining deep fitted matching unit with a display top and having power and a television aerial point below. (note: Due to its depth, the vendors have previously had a condensing tumble dryer within this unit).



OUTSIDE

This apartment has access to the communal inner quadrangle gardens accessed via double doors from the communal hallway in the main building, the Southerly facing communal gardens have feature patio areas with seating.

To the front of Queens Manor there are further extensive garden areas which have been laid to lawn with perimeter flower beds and borders which host a variety of plants and shrubs. There are also a number of additional visitor car parking space approached from Clifton Drive.



PARKING SPACE

The apartment has an allocated parking space (No. 3) conveniently placed right next to the side communal entrance to Elizabeth Court, approached from King Edward Avenue.

ELECTRIC HEATING

The apartment has electric heating from a mix of Haverland radiators and Dimplex panel heaters as previously described.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1500 per annum is currently levied. This includes Buildings Insurance, general maintenance, gardening and window cleaning.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 155 years subject to an annual ground rent of £380. Council Tax Band E

NOTE

Queens Manor does not allow pets but apartments can be sub let.

SECURITY

The property has a security alarm system.

LOCATION

This superbly appointed three bedroomed 1st & 2nd floor duplex apartment is located in Elizabeth Court at Queens Manor, a superb development constructed by Barratt Homes to a very high exacting standard. Elizabeth Court has its own self contained entrance just off King Edward Avenue. This area of Lytham St Annes is most convenient being within yards from the Beach and foreshore together with Fairhaven Lake with its many leisure and sporting attractions and having transport services running along Clifton Drive to both Lytham and St Annes principal shopping centres. Viewing recommended.

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

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 November 2023

3, Queens Manor, Elizabeth Court, Lytham St Annes, FY8 1FD



Total Area: 119.4 m² ... 1286 ft²

All measurements are approximate and for display purposes only



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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		
		78			
		60			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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