



ESTATE AGENTS • VALUER • AUCTIONEERS



## 22 De Vere Gardens 49 South Promenade, St. Annes

- Spacious 5th Floor Purpose Built Apartment
- Superbly Appointed Throughout
- Reception Hallway & Cloaks/WC
- Large Lounge with Dining Area
- Balcony with Panoramic Sea Views
- Two Fitted Double Bedrooms
- Two Modern En Suites
- Parking Space in Communal Garage
- Electric Heating & Double Glazing
- Leasehold & EPC Rating F

**Offers Over £390,000**

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



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





# 22 De Vere Gardens 49 South Promenade, St. Annes

## GROUND FLOOR

### COMMUNAL ENTRANCE

Elevated entrance with security entry phone system. Spacious and nicely furnished entrance hallway. Lift and stairs to all floors.

### FIFTH FLOOR

Landing area serving just two apartments. Individual post box with useful store cupboard above and below.

### PRIVATE ENTRANCE

### RECEPTION HALLWAY

4.06m x 3.40m (13'4 x 11'2)

Spacious central hallway. Corniced ceiling. Wall mounted entry phone handset. Built in cupboard with overhead light houses a hot water cylinder. Two wall lights. Wall mounted individual room thermostat for the overhead ceiling electric heating.



### CLOAKS/WC

2.51m x 1.14m (8'3 x 3'9)

UPVC obscure double glazed opening window to the side elevation. Two piece white suite comprises: Low level WC. Pedestal wash hand basin with a mirror above and wall light over. Part ceramic tiled walls. Karndean tiled effect flooring. Chrome electric heated towel rail.



### LOUNGE WITH DINING AREA

7.37m x 4.67m (24'2 x 15'4)

Very spacious principal reception room. UPVC triple glazed Weru sliding patio doors overlook and give direct access to the Sun Balcony with panoramic views beyond. Two feature strip lights over the patio doors. Two additional UPVC double glazed opening windows to the side elevation with further sea views and views towards Blackpool Tower, making the most of the stunning west facing sunsets. Corniced ceiling. Five wall lights. Television aerial point. Focal point of the room is a 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)

Good sized SOUTH FACING sun balcony with a glazed and aluminium framed balustrade. Looking towards the beach and foreshore with St Annes pier to the right hand side. Ceramic tiled floor. Wall light.



### DINING KITCHEN

4.65m x 2.95m (15'3 x 9'8)

Two UPVC double glazed opening windows enjoy views to the rear aspect. Range modern of eye and low level fixture cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Working surfaces with matching splash back and concealed downlighting. Matching peninsula breakfast bar. Built in appliances comprise: Neff four ring electric ceramic hob with an illuminated extractor canopy above. Neff electric oven and grill. Neff combination oven/microwave. Integrated fridge and two freezers. Neff integrated dishwasher with matching cupboard front. Corniced ceiling. Chrome heated ladder towel rail. Wall mounted room thermostat. Central light fitting and feature strip light over the window.



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## BEDROOM SUITE ONE

8.61m into reveal x 3.76m (28'3 into reveal x 12'4)

Well proportioned principal en suite bedroom. Two UPVC double glazed opening windows enjoy the south facing sea views to the front elevation. Two feature strip lights over the window. Corniced ceiling. Two wall lights. Wall mounted room thermostat. Excellent range of fitted bedroom furniture comprises three double and two single wardrobes. Inset mirrored panel. Fitted display headboard with overhead storage cupboards and reading lights. Matching bedside drawers. Fitted dressing table/drawer units. Matching wall mirror above. Door leading off to the En Suite.



## BEDROOM SUITE TWO

4.65m x 3.51m (15'3 x 11'6)

Second en suite double bedroom currently used as a home office. Two UPVC double glazed opening windows overlook the rear elevation. Corniced ceiling. Wall mounted room thermostat. Fitted furniture comprises two single wardrobes with a central double desk unit with cupboards to both side and further storage units above. Central ceiling light.



## EN SUITE BATHROOM/WC

3.51m x 2.51m (11'6 x 8'3)

Four piece modern white bathroom suite comprises: Panelled bath with jacuzzi style jets. Wide shower cubicle with a glazed screen. Pedestal wash hand basin with centre mixer tap. Low level WC completes the suite. Illuminated mirror fronted bathroom cabinet. Electric chrome heated ladder towel rail. Ceramic tiled walls. Wall mounted extractor fan. Double doors reveal a very useful built in linen store cupboard. Central ceiling light.



## EN SUITE SHOWER/WC

2.92m x 1.91m plus cupboards (9'7 x 6'3 plus cupboards)

UPVC obscure double glazed opening window to the side elevation. Modern three piece white suite comprises: Corner step in shower cubicle with curved opening glazed doors. Pedestal wash hand basin with centre mixer tap. Low level WC. Amtico tiled effect flooring. Ceramic tiled walls. Electric heated chrome ladder towel rail. Central ceiling light. Bank of very useful built in storage cupboards to one wall with sliding doors. One side has plumbing and space for a washing machine and space for a tumble dryer above.





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## ELECTRIC HEATING

The apartment has electric overhead (ceiling) heating with individual room wall mounted thermostats. Note: The vendor informs us they have wiring in place for electric wall mounted radiators should a new vendor wish to install them in the future.

## DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC frames. The sliding patio doors in the Lounge are Weru triple glazed units.

## OUTSIDE & PARKING

To the front of De Vere Gardens there are a number of monitored visitor car parking spaces. The apartment has an allocated larger than average space 18'6 x 12'5 in the basement communal garage, with power and light connected. (From the rear courtyard take the right hand electric up and over roller door, and the space is the 2nd from the left).

## LOCATION

This superbly appointed and spacious two bedroomed fifth floor apartment at 'De Vere Gardens' enjoys a prominent location 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

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £660 per quarter is currently levied.

Note: July 2024 - There are imminent works due to take place at De Vere Gardens and the current Vendor will cover this additional cost. Timescales/start date still to be confirmed.

## 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.

## 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](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 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](http://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 May 2023

Flat 22, De Vere Gardens, 49, South Promenade, Lytham St Annes, FY8 1LZ



Total Area: 129.8 m<sup>2</sup> ... 1397 ft<sup>2</sup> (excluding balcony)

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	
76	29		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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