



ESTATE AGENTS • VALUER • AUCTIONEERS



## 14 Talbot Court 191 St. Annes Road East, St. Annes

- Superb 1st Floor Apartment
- Self Contained Private Entrance
- Entrance Hall
- Lounge & Sun Balcony
- Fitted Kitchen
- Dining Room/Third Bedroom
- Two Further Double Bedrooms
- Two Shower Rooms/WC
- Garage & Second Car Parking Space
- Leasehold, Council Tax Band C & EPC Rating D

**£199,950**

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



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



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## GROUND FLOOR

### PRIVATE VESTIBULE ENTRANCE

Approached through an obscure uPVC double glazed door and matching side panel. Low level cupboard contains the electric meter and circuit breaker fuse box. Corniced ceiling. Stairs to first floor with side hand rail.

### FIRST FLOOR

High level uPVC double glazed window gives natural light to the stairs and landing. To the top of the stairs there is an obscure glazed internal door giving access to:

### ENTRANCE HALL

**8.26m x 2.03m (27'1" x 6'8")**

('L' shape measurements) Tastefully appointed hallway with corniced ceiling. Access to the loft via a pull down ladder and the loft is part boarded with light supply. Modern doors lead to all rooms.



### LOUNGE

**4.67m x 4.37m (15'4" x 14'4")**

Spacious reception room with uPVC double glazed window with upper opening lights overlooks the front elevation looking over Beverley Road North. The focal point of the room is a gas living flame fire set in a marble surround and matching hearth together with a white detailed over mantle. Single panel radiator. Television and Sky points. Internal obscure glazed panel gives borrowed light to the hall. uPVC double glazed door gives access onto the sun balcony.



### SUN BALCONY

**2.79m x 1.60m (9'2" x 5'3")**

West facing sunny balcony with painted wrought iron rail looking towards Beverley Road North. Ceiling light. Ceramic tiled floor.



### KITCHEN

**3.76m x 2.79m (plus door reveal) (12'4" x 9'2" (plus door reveal))**

Excellent range of eye & low level fixture cupboards and drawers together with illuminated display cabinets. Roll topped working surface incorporating a Leisure one and a half bowl single drainer sink unit with centre mixer tap and pull out option. Integrated Cooke & Lewis appliances comprise: Four ring induction hob with illuminated extractor canopy above. Matching fan assisted electric oven and grill. Integrated full size dishwasher. Integrated larder fridge and freezer. Useful 'butler' style cupboard. uPVC double glazed window with side opening lights and fitted blind looks over the sun balcony. Six halogen downlights. Part ceramic tiled walls and tiled floor.



### DINING ROOM/BEDROOM THREE

**3.45m x 3.20m (11'4" x 10'6")**

Second tastefully decorated reception room currently being used as a formal dining room but could easily

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be used as a third bedroom if required. Single panel radiator. Corniced ceiling. uPVC double glazed sliding French doors overlook the rear court yard and give access to the external laundry cupboard. BT Open Reach broadband point.



## BEDROOM ONE

4.34m x 3.84m (14'3 x 12'7)

Principle double bedroom with uPVC double glazed window with side opening light overlooks the side elevation. Internal obscure glazed panel gives borrowed light to the internal hallway. Excellent range of fitted wardrobes with centre mirror fronted doors and side display shelving. Single panel radiator. Centre ceiling light.



## BEDROOM TWO

4.04m x 3.05m (13'3 x 10')

Second spacious double bedroom suite with uPVC double glazed window with side opening light overlooks the rear court yard. Corniced ceiling. Door leads to:



## EN SUITE SHOWER ROOM/WC

2.57m into shower x 1.75m (8'5 into shower x 5'9)

(L' shape measurements) Three piece white suite comprises: vanity wash hand basin with centre chrome mixer tap and mirror over. Step in double shower compartment with a plumbed shower over and splash back screen. The suite is completed by a RAK low level WC. Stainless steel ladder heated towel rail. Ceramic tiled walls and floor. Four ceiling downlights and 'Steeple' ceiling extractor fan. Obscure uPVC double glazed window with upper opening light.



## SHOWER ROOM/WC

2.67m into shower x 2.16m (8'9 into shower x 7'1)

Three piece suite comprises: Step in double shower compartment with a plumbed Mira Excel shower and glazed splash back. Fixture wash hand basin with centre mixer tap. The suite is completed by a low level WC. Stainless steel ladder heated towel rail. Obscure uPVC double glazed window with upper opening light. Second matching uPVC window. Ceramic tiled walls and tiled floor. Manrose ceiling extractor fan. Four ceiling downlights.



## EXTERNAL LAUNDRY CUPBOARD

Accessed via the rear communal balcony giving access to the private cupboard with plumbing for automatic washing machine. Recently fitted (Nov 2023) wall mounted Baxi combi boiler.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a recently fitted (Nov 2023) Baxi combi boiler in the rear laundry cupboard serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

## GARAGE & OUTSIDE

5.59m x 2.90m (18'4 x 9'6)

Spacious single car garage approached through up & over door and SECOND CAR PARKING SPACE directly in front of the garage. Talbot Court is set in communal gardens with external wrought iron staircase to the rear giving access from the garaging to the first floor.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £45 per month is currently levied including building insurance. Talbot Court is due to be externally decorated summer 2024 and this has been planned and covered in the current maintenance charges.

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## PETS & LETTING

Pets are permitted as long as they don't create a nuisance.  
Letting is permitted.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £12. Council Tax Band C

## LOCATION

This superbly appointed two/three bedroomed 1st floor apartment enjoys a commanding position looking over Beverley Road North situated on the corner of St Annes Road East and Beverley Road North. Within easy walking distance to the centre of St Annes' with its thriving shopping centre and town centre amenities. Also close to a number of local Golf Courses and within easy access to the M55 motorway. There are also bus services running along St Annes Road East together with St Annes Railway Station close by. An internal viewing is highly recommended to appreciate the very well presented accommodation.

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## 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).

## Consumer Protection from Unfair Trading Regulation

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 February 2024

14, Talbot Court, 191, St Annes Road East, Lytham St Annes, FY8 3EX



Total Area: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup> (excluding balcony, rear 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		
England & Wales	EU Directive 2002/91/EC	64	England & Wales	EU Directive 2002/91/EC	79



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