



ESTATE AGENTS • VALUER • AUCTIONEERS



## 75 Oxford Road, Ansdell

- Superbly Presented 1st Floor Purpose Built Flat
- Self Contained Ground Floor Entrance
- Stairs to the 1st Floor Hallway
- Lounge with Dining Area
- Modern Fitted Kitchen
- Two Bedrooms & Modern Shower Room/WC
- Allocated Parking Space & Communal Gardens
- Electric Heating & Double Glazing
- Close to Local Shops & Grannys Bay
- Leasehold, Council Tax Band B & EPC Rating C

**£169,950**

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



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





## 75 Oxford Road, Ansdell

### GROUND FLOOR

#### PRIVATE SELF CONTAINED ENTRANCE

Approached through a contemporary outer door with an inset obscure double glazed leaded panel. Fitted door mat. High level circuit breaker fuse box. Telephone point. Staircase leads to the first floor with a side handrail.

### FIRST FLOOR

#### HALLWAY

L shaped hallway with a UPVC double glazed opening window to the side elevation. Fitted window blinds. Inset ceiling spot lights. Modern Elnur Gabarron electric night storage heater. Access to the boarded loft space via a pull down ladder, with light and housing a modern hot water cylinder, installed approx 2.5 years ago and having a 25 year guarantee. White panelled doors lead off to all rooms.



#### LOUNGE WITH DINING AREA

4.65m x 3.15m (15'3 x 10'4)

Tastefully presented spacious reception room. UPVC double glazed window overlooks the front aspect with two side opening lights and fitted window blinds. Enjoying views along Oxford Road and Ansdell Road North. Modern Elnur Gabarron electric night storage heater. Corniced ceiling with inset spot lights. Television aerial point. Telephone/Internet point.



### KITCHEN

2.79m x 1.96m (9'2 x 6'5)

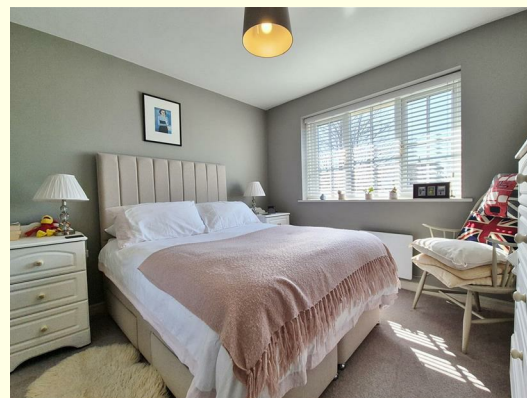
Superb modern fitted Howdens Kitchen installed approximately 2.5 years ago. UPVC double glazed window enjoys the outlook to the front elevation, side opening light and fitted window blinds. Good range of modern eye and low level cupboards and drawers. Lamona single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with ceramic splash back tiling. Built in good quality appliances comprise: Bosch four ring electric induction hob. Stainless steel illuminated extractor canopy above. Bosch electric oven and grill. Bosch integrated fridge/freezer, Bosch slimline dishwasher and a Neff integrated washing machine, all with matching cupboard fronts. Wood effect flooring. Kickspace electric heater. Inset ceiling spot lights.



### BEDROOM ONE

3.18m x 3.18m (10'5 x 10'5)

Principal double bedroom with a UPVC double glazed window overlooking the south facing aspect. With views of the White Church in the distance. Two side opening lights. Fitted window blinds. Wall mounted Atc electric panel heater with integral control.



### BEDROOM TWO

2.97m x 2.16m (9'9 x 7'1)

UPVC double glazed window again enjoys a south facing rear outlook. Side opening light and fitted window blinds. Gabarron electric panel heater with integral control. Freestanding wardrobes with four inset mirrored panels.

# 75 Oxford Road, Ansdell



## SHOWER ROOM/WC

1.96m x 1.70m (6'5 x 5'7)

Superb modern three piece white bathroom suite, installed approximately 2.5 years ago. UPVC obscure double glazed window to the side elevation with fitted window blinds. Wide showering area with fixed glazed screens, plumbed overhead shower and an additional hand held shower attachment. Vanity wash hand basin with drawers below and a centre mixer tap. Illuminated wall mirror above. Semi concealed low level WC completes the suite. Ceramic tiled floor with electric underfloor heating with wall mounted control. Inset ceiling spot lights. Chrome electric heated towel rail.



## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## OUTSIDE

To the front of the property there are attractive well maintained gardens looked after by the management company. A timber gate leads to the rear of the apartment with further communal gardens, enjoying a sunny south facing aspect. Useful side area for clothes drying and bin storage area.

## PARKING

To the side of the apartment there is a court yard with parking spaces and a small single car parking space (Number 75) is allocated to this property.

## ELECTRIC HEATING

As described the apartment enjoys the benefit of electric heating from a number of modern slimline panel heaters with integral programmer controls and two night storage heaters. Fitted approximately 2.5 years ago. Electric underfloor heating in the Shower Room.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £65 per month is currently levied. This includes the buildings insurance, gardening and window cleaning.

## 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 £75. Council Tax Band B

## NOTE

The carpets and blinds are included in the asking price.

Lettings are allowed. Pets are allowed as long as not a nuisance to other residents (Solicitor to confirm).

## 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>

## LOCATION

The superbly presented 1st floor two bedroomed purpose built apartment is conveniently situated within a few minutes stroll to the centre of Ansdell with it's comprehensive shopping facilities on Woodland's Road, with Post Office, Library and Train Station. Adjacent to the development is a footbridge leading over the railway line giving easy access for walking towards Grannys Bay and Fairhaven Lake with its many leisure and sporting attractions. There are transport services to the rear on Cambridge Road leading directly into Lytham or St Annes centres. Lytham's main tree lined shopping facilities are within a short 15/20 minute walk. Witch Wood is also close by. Viewing strongly recommended.



## VIEWING THE PROPERTY

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# 75 Oxford Road, Ansdell

## 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).

## Consumer Protection from Unfair Trading Regulation

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 April 2024

75, Oxford Road, Ansdell, Lytham St Annes, FY8 4EG



Total Area: 50.7 m<sup>2</sup> ... 546 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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>74</b>		<b>77</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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