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4 The Majestic North Promenade, St.

- Superb 1st Floor Purpose Built Apartment
- Spacious Lounge with Dining Area
- Sun Balcony Panoramic South Facing Sea Views
- Fitted Breakfast Kitchen
- Two Double Bedrooms
- Modern Shower Room/WC
- Allocated Space in the Underground Communal Garage
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold. Council Tax Band E & EPC Rating B

£270,000

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



www.johnardern.com



4 The Majestic North Promenade, St. Annes

COMMUNAL ENTRANCE



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

FIRST FLOOR

Communal landing area serving three apartments with cupboard containing the water meters.

PRIVATE SELF CONTAINED ENTRANCE

HALLWAY

13'2 x 10'8 max



(max T shaped measurements) Spacious central hallway approached through a polished wood door. Corniced ceiling. Single panel radiator. Telephone point. Wall mounted central heating programmer control. Feature illuminated recessed display alcove with glass shelving. Three very useful carpeted built in store cupboards, Store 1 - 6'8 x 1'7 with cloaks hanging rail and storage above, Store 2 - 4'1 x 3'7 with an overhead light and shelving, Store 3 - 3'6 x 2'7 with pine shelving for linen storage. White panelled doors leading off.

LOUNGE WITH DINING AREA



Superb reception room with adjoining Dining Area and Kitchen leading off.

LOUNGE

20'7 x 11'4



Tastefully presented throughout with UPVC double glazed sliding patio doors giving direct access to the Balcony with the superb beach views beyond. Single panel radiator. Three wall lights. Corniced ceiling. Television aerial point. Telephone point. Focal point of the room is a fireplace with a white display surround, raised marble hearth and inset supporting a Dimplex electric pebble effect fire.

SUN BALCONY

10'10 x 4'5



Covered balcony making the most of the panoramic promenade and sea views with a sunny south facing aspect and benefitting from St Annes' stunning evening sun sets to the West. Glass balustrade and tiled floor. Overhead light.



DINING AREA

9'4 x 7'4



Leading off the Lounge is a Dining Area with a corniced ceiling and two wall lights. Wall mounted entryphone handset. Wood effect laminate flooring. Single panel radiator.

BREAKFAST KITCHEN

16'2 x 7'5 max



Feature UPVC double glazed corner window enjoys the sea views to the front of the development. Side opening light. Good range of eye and low level cupboards and drawers. Incorporating an illuminated glazed display unit. Single drainer white ceramic sink unit with a centre mixer tap. Set in work surfaces with splash back lighting and concealed strip down lighting. Built in appliances comprise: Four ring electric hob with an illuminated extractor canopy above. Hotpoint electric oven and grill. Montpellier free standing fridge/freezer. Free standing Hotpoint washing machine and Indesit tumble dryer. Single panel radiator. Cupboard contains a wall mounted Worcester combi gas central heating boiler.

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BEDROOM ONE

15'5 x 10'6



Good sized principal double bedroom. UPVC double glazed opening window to the rear elevation. Single panel radiator. Built in wardrobes with two double opening doors.

BEDROOM TWO

15'6 x 9'7



Second well proportioned double bedroom. UPVC double glazed opening window to the rear elevation. Single panel radiator. Built in wardrobes with two double opening doors.

SHOWER ROOM/WC

11'3 x 7'7 max



Spacious modern shower room comprises a three piece white suite. Wide shower cubicle with sliding glazed doors and a plumbed shower. Wide wall hung wash hand basin with a centre mixer tap and display surround. Illuminated wall mirror above. Low level WC completes the suite. Polished tiled walls and floor. Single panel radiator. Panelled ceiling with inset spot lights. Wall mounted Vent Axia extractor fan. Corner glazed display shelving. Chrome heated ladder towel rail.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

COMMUNAL GARAGE

The apartment has an allocated numbered parking space (number 4) located in the underground communal garage approached through an electric up and over door. Lift to the communal hallway. Communal refuse room. Meter room with the gas and electric meters. CCTV. Communal water tap. There are also a number of visitor car parking spaces in the inner communal car park approached from Clifton Drive North.

NOTES

The carpets, curtains, blinds and light fittings are included in the asking price. The vendors are also open to separate negotiation of some of the items of furniture if a purchaser was interested.

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

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 892 years subject to an annual ground rent of £55. Council Tax Band E

MAINTENANCE

A management company (Reality Management) has been formed to administer and control outgoing expenses to common parts. A figure of £296.14 per month is currently levied.

Note: 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 are still to be finalised. Vendor to keep us updated. This has been reflected in the current asking price.

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



This delightfully appointed 1st floor two bedroomed purpose built apartment with a south facing sun balcony, and situated in a sought-after area, is perfect for those looking to enjoy coastal living. With the beach just a stone's throw away, you can take leisurely strolls along the promenade or simply soak in the sea views from the comfort of your own home.

Conveniently located within strolling distance from the centre of St Annes, with it's comprehensive shopping facilities and

town centre amenities. Transport services are readily available nearby with routes into both Blackpool, Lytham and beyond. There are also a number of local championship golf courses within close proximity. An internal inspection is strongly recommended to appreciate the accommodation this apartment has to offer.



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.

Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the

