



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Fairhaven Court 65 Woodlands Road, Ansdell

- Ground Floor Retirement Apartment
- Lounge & Separate Modern Fitted Kitchen
- Two Fitted Double Bedrooms
- Shower Room/WC
- Double Glazing & Electric Heating
- Yards from Local Shops & Grannys Bay
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating D
- Viewing Recommended

£98,950

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



www.johnardern.com



6 Fairhaven Court 65 Woodlands Road, Ansdell

FAIRHAVEN COURT

Flat no 6 is located in Fairhaven Court which has recently undergone extensive improvements to the building. The pitched, slated roof has been completely replaced and the flat roof overcoated. All the rainwater goods have been replaced with uPVC gutters and downpipes and the timber fascias replaced with uPVC fascias. Remaining timber windows have also been replaced with uPVC window installations. The financial contribution of flat 6 to this extensive improvement will be fully met by the existing owner. Any prospective purchaser will benefit from this recent refurbishment to the buildings without the need for additional cost.

GROUND FLOOR

COMMUNAL LOUNGE

Tastefully presented and well maintained communal entrance hall with security entry phone system. Lift and stairs to all the floors. Principal residents lounge being open plan to the communal hallway.



PRIVATE ENTRANCE

ENTRANCE HALL

4.50m x 2.97m (14'9 x 9'9)

Nicely appointed 'L' shaped hallway. Corniced ceiling. Emergency control panel. Large store cupboard 6'3 x 2'6 containing a modern Ariston hot water heater, with side wall light, open shelving and circuit breaker fuse box.



LOUNGE

6.58m x 4.98m (21'7 x 16'4)

Tastefully appointed spacious lounge with dining area. Walk in uPVC double glazed bay window with upper and side opening lights overlooking the front elevation. Two Dimplex night storage heaters on an economy 7 tariff. The focal point of the room is an electric fire with white detailed surround and over mantle. Emergency pull cord. Corniced ceiling. Television aerial and telephone points. Wall mounted security entry phone handset. Centre ceiling light and fitted wall lights. Door with upper glazed panel gives access to:



KITCHEN

2.79m x 2.03m (9'2 x 6'8)

Good range of modern eye and low level cupboards and drawers with roll topped working surfaces incorporating a single drainer stainless steel sink with centre mixer tap. Built in appliances comprise: Electric Lamona four ring ceramic hob with illuminated extractor canopy above. Homark high level electric oven and grill. Larder fridge. Part ceramic tiled walls. Corniced ceiling. Wall mounted extractor fan.



BEDROOM ONE

4.19m x 2.95m (13'9 x 9'8)

Spacious double bedroom with an excellent range of fitted wardrobes, over bed cupboards, fitted head board, bedside drawer units and further drawer units. Wall mounted Dimplex night storage heater. uPVC double glazed window with side opening light overlooking the front

6 Fairhaven Court 65 Woodlands Road, Ansdell



elevation towards Woodlands Road. Television aerial point. Centre ceiling light and ceiling rose. Corniced ceiling.



BEDROOM TWO

4.19m x 2.59m (13'9 x 8'6)

Second well fitted double bedroom with excellent range of fitted wardrobes, over bed storage cupboards and matching drawers. uPVC double glazed window with side opening light overlooks the front elevation. Modern electric panel heater. Corniced ceiling. Centre ceiling light.



SHOWER ROOM/WC

2.06m x 1.83m (6'9 x 6'0)

Three piece white suite comprises: Large step in shower with a Bristan glee electric power shower over and side glazed splash back screen. Heritage sink unit with chrome and gold plated centre mixer tap set over useful fitted cupboard. Semi concealed low level WC. Ceramic tiled walls with inset mirror, wall mounted 13 amp shaving point and wall lights above. Wall mounted gold plated towel rail and wall mounted Creda electric convector heater.



DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

CENTRAL HEATING

The apartment has the benefit of electric night storage heating on an economy 7 heating tariff together with additional wall convector heater. Ariston hot water heater located in the store cupboard for domestic hot water.

GUEST SUITE

Fairhaven Court has an en-suite bedroom which is booked by and used by the residents at a small cost agreed by the residents.

COMMUNAL LAUNDRY ROOM

Fairhaven Court has a communal laundry room for the benefit of all residents. Times are agreed by the management company.

PARKING

It is possible to rent a parking space (subject to availability) in the communal garage for a monthly charge of £9.00.

MOBILITY SCOOTER ROOM

In the lower basement/communal garaging there are doors giving access to a mobility scooter room with power points for charging. There is also access to a further communal store room.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £226.42 per month is currently levied and currently includes the ground rent and buildings insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 199 years subject to an annual ground rent currently included in the annual service charge. Council Tax Band D

LOCATION

This ground floor TWO BEDROOM retirement apartment is located in the popular development known as Fairhaven Court, which was constructed in the early 1990s and is situated adjoining Ansdell's thriving shopping facilities on Woodlands Road, with adjoining transport

6 Fairhaven Court 65 Woodlands Road, Ansdell

services running along Clifton Drive to both Lytham and St Annes principal centres. Other points of interest within a short stroll from the development include FAIRHAVEN LAKE with its leisure and sporting attractions, Granny's Bay and the promenade. Ansdell railway station is also within 100 yards. Viewing recommended. No Onward Chain.

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 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 2024

6, Fairhaven Court, 65, Woodlands Road, Lytham St Annes, FY8 1YJ



Total Area: 65.2 m² ... 702 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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		
England & Wales		81	England & Wales		61
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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.