



ESTATE AGENTS • VALUER • AUCTIONEERS



## 5a St. Davids Road South, St Annes

- 1st & 2nd Floor Duplex Apartment
- Close To St Annes Square
- Lounge & Dining Area
- Kitchen
- Four Bedrooms
- Bathroom/WC & Two Further Cloaks/WC
- Gas CH & Double Glazing
- Off Road Parking Space
- No Onward Chain
- Leasehold & EPC Rating D

**Offers Over £125,000**

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



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



## 5a St. Davids Road South, St Annes

### GROUND FLOOR

Self contained entrance situated to the rear of St Davids Road South.

### FIRST FLOOR

Approached via an external concrete staircase leading to the front door.

### PRIVATE ENTRANCE HALL

Approached through an outer door with obscure glazed panel. Single panel radiator. Newly carpeted.

### CLOAKS/WC

2.03m x 0.81m (6'8 x 2'8)

Two piece white suite comprises: pedestal wash hand basin. Low level WC. Ceiling light.

### LOUNGE WITH DINING AREA

5.49m x 4.70m into bay (18' x 15'5 into bay)

Spacious principal reception room. UPVC double glazed walk in bay window overlooks the front elevation with views along St Davids Road North. Upper opening lights. Additional double glazed opening window to the front elevation provides further excellent natural light. Two double panel radiators. Focal point of the room is a display fireplace with raised hearth. Electric free standing fire. Television, satellite and telephone points. Corniced ceiling.



### KITCHEN

3.18m max x 2.64m (10'5 max x 8'8)

UPVC double glazed window with upper opening light. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in roll edged laminate working surfaces with splash back tiling. Built in four ring electric hob with a stainless steel extractor canopy above. Electric oven and grill below. Space for a fridge. Plumbing for washing machine. Single panel radiator. Heat Line wall mounted combi gas central heating boiler.



### BEDROOM ONE

3.66m x 3.45m (12' x 11'4)

Spacious double bedroom with uPVC double glazed window overlooking the rear elevation. Double panel radiator. Television aerial point.

### BEDROOM TWO

3.35m x 2.67m (11' x 8'9)

Double bedroom with uPVC double glazed window with upper opening light overlooks the side elevation. Art deco style tiled fireplace. Single panel radiator. Internet point. This room could easily be used as a further reception room if required.



### BATHROOM/WC

1.88m x 1.57m (6'2 x 5'2)

Three piece white suite comprises: panelled bath with centre mixer tap and hand shower attachment. Vanity wash hand basin with cupboard

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beneath and centre mixer tap. Medicine cabinet above. The suite is completed by a low level WC. Chrome ladder heated towel rail. uPVC double glazed obscure window with opening light. Part ceramic tiled walls.



## INNER HALLWAY

Panel radiator. Useful under stair store cupboard. Stairs leads to the second floor.

## SECOND FLOOR

### BEDROOM THREE

5.49m x 4.14m max (18' x 13'7 max)

Third double bedroom with uPVC double glazed opening window overlooks the front and matching window with side opening light. Double panel radiator with thermostatic valve control and further single panel radiator.



### BEDROOM FOUR

2.95m x 1.91m (9'8 x 6'3)

uPVC double glazed window with side opening light. Single panel radiator with thermostatic valve control. Television point. Velux double glazed pivoting window. Stained glass inner window.



## WC

1.91m x 0.94m (6'3 x 3'1)

Two piece suite comprises: pedestal wash hand basin. Low level WC. Single panel radiator.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Heat Line boiler in the kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

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

## PARKING

An allocated off road parking space passes with the apartment and is situated by the entrance to the property at the rear of St Davids Road South.



## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent included in the maintenance charge. Council Tax Band A.

## MAINTENANCE

A management company is being formed to administer and control outgoing expenses to common parts. A figure of £50 per month will be levied. This includes Buildings Insurance and the Ground Rent. (Solicitor to confirm)

# 5a St. Davids Road South, St Annes

## NOTE

Lettings and pets are allowed subject to agreement by the Management Company (Solicitor to confirm).

## VIEWING THE PROPERTY

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## LOCATION

A spacious four bedroomed 1st & 2nd floor maisonette flat with self contained entrance and parking space, very conveniently situated adjacent to the start of The Crescent with local shops just a few yards away together with the centre of St Annes Square with its well planned shopping facilities and town centre amenities. There are transport services running along St Annes Road East together with the train station also within walking distance. No onward chain. Ideal for first time buyers, investors or as a holiday base.

## 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 April 2023

5a, St Davids Road South, Lytham St Annes, FY8 1TF



Total Area: 103.1 m<sup>2</sup> ... 1110 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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	66	69	England & Wales	EU Directive 2002/91/EC



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