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Flat 4 61 St. Annes Road East, St. Annes

- Spacious Ground Floor Flat
- Private Rear Entrance & Communal Front Entrance
- Lounge with Bay Window
- Dining Kitchen
- Double Bedroom & Shower Room/WC
- Gas Central Heating & Double Glazing
- No Onward Chain
- Within Easy Reach of St Annes Square
- This Apartment holds the Freehold, Council Tax Band A & EPC Rating D
- Viewing Recommended to Appreciate the Potential on Offer

£130,000

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



www.johnardern.com



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GROUND FLOOR

This particular flat can be accessed either via the front communal entrance or via its own private entrance situated to the side of the property.

GROUND FLOOR COMMUNAL FRONT ENTRANCE HALL

Vestibule entrance leading to the attractive communal hallway with decorative ceramic tiled floor. Individual postboxes.



PRIVATE SELF CONTAINED REAR ENTRANCE

Stones steps leading up to a UPVC outer door with an inset obscure double glazed panel. Leading to:

DINING KITCHEN

5.26m into bay x 3.86m (17'3 into bay x 12'8)

Well proportioned Dining Kitchen with a UPVC double glazed bay window overlooking the side elevation. Three top opening lights. Eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with splash back tiling. Philips four ring gas hob. Hygena electric oven below. Space for a fridge. Plumbing for washing machine. Corniced ceiling. Two double panel radiators. Telephone point. Wall mounted Worcester combi gas central heating boiler. Part glazed door leads to the rear Hall. Double opening obscure glazed doors give direct access to the adjoining Lounge.



LOUNGE

5.79m into bay x 4.72m (19' into bay x 15'6)

Impressive reception room with feature period high ceiling, with ornate cornicing and mouldings. High level skirting boards and display plate racks have been retained. Walk in double glazed bay window enjoys an outlook over the deep fronted walled lawned garden. Three top opening lights. Wood panelling below. Two double panel radiators. Focal point of the room is a fireplace with a polished wood surround, raised tiled hearth and decorative inset supporting a gas coal effect living flame fire. Telephone point. Inner door leads to the communal hallway.



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REAR HALLWAY

4.19m x 2.08m max (13'9 x 6'10 max)

(max L shaped measurements) Leading off the Dining Kitchen. Additional inner part glazed door to the Communal Hallway. Understair store/meter cupboard.



BEDROOM

4.47m x 3.86m + wardrobes (14'8 x 12'8 + wardrobes)

UPVC double glazed window overlooks the side elevation with two top opening lights. Double panel radiator. Corniced ceiling and centre rose. Picture rails. Bank of fitted wardrobes with hanging rails and shelving.



SHOWER ROOM/WC

3.53m x 1.80m into shower (11'7 x 5'11 into shower)

Three piece white suite comprises: Corner step in shower cubicle with sliding glazed doors. Pedestal wash hand basin. Low level WC. Single panel radiator. Two inset ceiling spot lights and wall light. Part tiled walls.



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

TENURE FREEHOLD/COUNCIL TAX

The owner of this property owns the Freehold for the building which includes three other flats (Solicitor to confirm). Council Tax Band A

NOTE

We understand pets are currently not allowed and lettings are allowed but only in Flat 4.

MAINTENANCE

A management company (PDM Management Company) has been formed to administer and control outgoing expenses to common parts. A figure of £1000 per annum is currently levied.

OUTSIDE

To the front of the property is a deep walled well kept lawned garden with a communal pathway leading to the front communal entrance. A pathway continues down the side of the property to the official bin store area with further access to the rear parking space accessed from the rear service road.



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INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

LOCATION

This spacious one bedroomed flat occupies the ground floor of this attractive end of terraced period property, conveniently situated within close walking distance to the start of The Crescent and 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.

VIEWING THE PROPERTY

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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

Flat 4, 61, St Annes Road East, Lytham St Annes, FY8 1UR



Total Area: 69.0 m² ... 742 ft²

All measurements are approximate and for display purposes only



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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	EU Directive 2002/91/EC	72	England & Wales	EU Directive 2002/91/EC	57



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