



ESTATE AGENTS • VALUER • AUCTIONEERS



Flat 1 Princes Court 356 Clifton Drive North, St. Annes

- Very Spacious Ground Floor Purpose Built Apartment
- Impressive Lounge/Dining Room with Two Bay Windows & Separate Kitchen
- Central Hallway with Large Built In Cloaks/Store
- Two Double Bedrooms
- En Suite Shower Room/WC & Modern Bathroom/WC
- Gas Central Heating & Double Glazing
- Garage & Parking
- Yards from the Beach & St Annes Town Centre
- Viewing Essential
- Leasehold, Council Tax Band D & EPC Rating C

£225,000

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



www.johnardern.com



Flat 1 Princes Court 356 Clifton Drive North, St. Annes

GROUND FLOOR

COMMUNAL ENTRANCE

Spacious communal entrance with security entry phone handset and individual post boxes. Communal hallway with lift and stairs leading to upper floors. Side communal meter cupboard houses this apartments gas and electric smart meters. Rear communal door leads to the rear courtyard and garages.

PRIVATE ENTRANCE

HALLWAY

6.65m x 1.14m min (21'10 x 3'9 min)

Spacious central hallway approached through a self contained fire door with its own doorbell. Fitted door mat and carpeted beyond. Mains fire alarm. Corniced ceiling. Double panel radiator (modern radiators throughout, fitted in October 2022). Wall mounted security entry phone handset. Very useful built in carpeted cloaks/store cupboard 5' x 4'5 with fitted shelving and side cloaks hanging space. Wall mounted strip light and fuse box.



LOUNGE WITH DINING AREA

9.88m into bay x 5.11m into bay (32'5 into bay x 16'9 into bay)

Very impressive and tastefully presented principal reception room. To the front Living Area is a walk in feature corner bay overlooking the front of the development, making the most of the morning sun. With UPVC double glazed windows, five opening lights and a mix of fitted roller and vertical window blinds. Decorative corniced ceiling. Telephone/Internet point. Television aerial point. Double panel radiator. Two overhead lights and two wall lights. Focal point of the room is a display fireplace with surround, raised marble effect hearth and inset. To the Dining Area is a second walk in bay window overlooking the side elevation, providing further excellent natural light. Three opening lights and fitted window blinds. Additional double panel radiator. Serving hatch to the adjoining Kitchen.



KITCHEN

3.00m x 2.69m (9'10 x 8'10)

UPVC double glazed opening window to the side aspect with fitted vertical window blinds. Good range of eye and low level cupboards and drawers. Incorporating a glazed display unit. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling. Range of freestanding Kitchen appliances comprises: Beko slide in cooker with a four ring electric ceramic hob and an oven and grill below. Bosch fridge. Bosch freezer. Slimline Bosch dishwasher and Bosch washing machine. Wall mounted Baxi combi gas central heating boiler, installed in October 2022.



BEDROOM SUITE ONE

4.80m x 3.25m (15'9 x 10'8)

Good sized recently decorated principal bedroom suite. UPVC double glazed opening window to the rear elevation, with a built in security feature meaning the window can only be opened a safe distance. Fitted window blinds. Double panel radiator. Corniced ceiling with overhead light. Door to the En Suite.

Flat 1 Princes Court 356 Clifton Drive North, St. Annes



EN SUITE SHOWER ROOM/WC

2.24m x 1.78m (7'4 x 5'10)

Two UPVC obscure double glazed opening windows, again with the built in security feature. Fitted window blinds. Three piece suite comprises: Step in shower with the original feature vintage tiles having been retained. Redring electric shower and shower curtain. Modern semi concealed white low level WC. Pedestal wash hand basin. Part tiled walls. Double panel radiator. Corniced ceiling.



BATHROOM/WC

2.92m x 1.91m max (9'7 x 6'3 max)

Modern three piece white bathroom suite, installed during the Summer of 2023. Panelled bath with a centre mixer tap. Semi concealed white low level WC. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet above. Additional floor mounted bathroom tall boy cupboard. Part panelled walls. Double panel radiator. Overhead light and wall mounted Xpelair extractor fan.



BEDROOM TWO

3.48m x 2.57m (11'5 x 8'5)

Second double bedroom. UPVC double glazed opening window to the rear elevation, with built in security feature. Fitted window blinds. Corniced ceiling. Bank of built in carpeted wardrobes with sliding doors and a central inset mirrored panel. Built in carpeted linen store cupboard with pine shelving and the water meter. Panel radiator.



OUTSIDE

To the front of Princes Court are a number of resident and visitor communal parking spaces with driveway and pathway leading to the rear courtyard and the Garages. External lighting.

GARAGE

4.88m x 2.34m (16' x 7'8)

This apartment has an allocated garage (4th garage from the right). Approached through an up and over door. Having power and light connected. With parking available in front of your Garage.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in the Kitchen serving panel radiators (both fitted in October 2022) and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames. The windows to the rear of the flat have a special security feature, where they can only be opened to a certain point.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 950 years subject to an annual ground rent of £50. Council Tax Band D

Flat 1 Princes Court 356 Clifton Drive North, St. Annes

MAINTENANCE

Princes Court Management Company Ltd has been formed, with each 12 flat owners being a Director, and is managed by Generations Management Company to administer and control outgoing expenses to common parts. A figure of £500 per quarter is currently levied. This includes the Buildings Insurance, window cleaning and gardening.

NOTE

We understand pets are allowed as long as not a nuisance to other residents. Lettings are not allowed. Solicitors to confirm.

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

Princes Court is a small development of just 12 apartments conveniently located on Clifton Drive North, which is yards from the beach and foreshore. Beautiful Ashton Gardens and St Annes square are within strolling distance with its comprehensive shopping facilities, amenities and train station. There are transport services running along Clifton Drive North linking Blackpool, St Annes and Lytham centres. An internal viewing of this very spacious two bedroomed ground floor apartment is essential to appreciate the accommodation this property 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 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 June 2024

1, Princes Court, 356, Clifton Drive North, Lytham St Annes, FY8 2PQ



Total Area: 98.3 m² ... 1058 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	EU Directive 2002/91/EC	71	76	England & Wales	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.