



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Links Court 83 South Promenade, St. Annes

- Spacious Elevated Ground Floor Purpose Built Apartment
- Lovely Views of St Annes Rock Gardens with Sea Views Beyond
- Large Lounge with Dining Area & Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Access to a South Facing Sun Terrace
- Parking Space in the Underground Communal Garage
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating E

**£325,000**

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



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



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## GROUND FLOOR

### COMMUNAL ENTRANCE

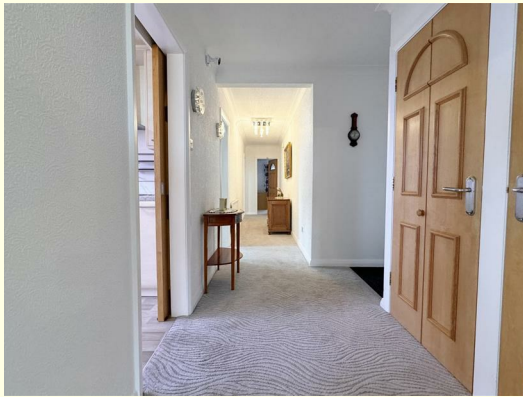
Communal entrance approached via steps from the rear of the development. Security entry phone system. Inner communal hall with lift and stairs to all floors, including the communal underground garage.

### PRIVATE ENTRANCE

#### HALLWAY

8.59m x 1.57m (28'2 x 5'2)

Spacious entrance hall approached through a private door. Wall mounted entryphone handset. Corniced ceiling. Single panel radiator. Telephone point. Built in airing cupboard with a folding double door houses a hot water cylinder. Matching adjoining doors reveal a useful built in cloaks/store cupboard. Doors lead off to all rooms.



### LOUNGE WITH DINING AREA

7.62m into bay x 6.12m max into bay (25' into bay x 20'1 max into bay)

Superb principal reception room approached through a part glazed door from the Hallway. Walk in square bay window with UPVC double glazed sliding patio doors overlooks the front communal gardens with superb views of the 'Rock Gardens' and its feature waterfall. With the beach and sea beyond. Giving direct access to a delightful stone flagged sun terrace with stone balustrade and a side glazed panel. Fitted vertical window blinds. A second walk in square bay with two side opening lights overlooks the side elevation and makes the most of the West facing St Annes evening sunsets. Corniced ceiling. Two wall lights. Telephone point. Television aerial point. Fitted illuminated glazed display cabinet with cupboard below. Focal point of the room is a fireplace with display surround, matching raised hearth and inset supporting an electric coal effect fire. To the Dining Area are full length double glazed windows overlooking the side aspect with views of The Grand Hotel. Decorative external wrought iron balustrade. Matching window blinds.



### KITCHEN

3.76m x 2.54m (12'4 x 8'4)

Approached through a sliding door from the central hallway. UPVC double glazed window overlooks the side elevation with a centre opening light. Range of Rational eye and low level fixture cupboards and drawers. One and a half bowl sink unit with moulded draining board and a centre mixer tap. Set in work surfaces with splash back and concealed downlighting. Built in appliances comprise: Wide Neff five ring induction hob. Stainless steel illuminated extractor canopy above. Neff electric oven and grill. Neff microwave oven above. Integrated AEG fridge/freezer and a Neff slimline dishwasher, both with matching cupboard fronts. Plumbing for washing machine. Concealed Baxi gas central heating boiler. Wall mounted programmer control.



### BEDROOM SUITE ONE

3.91m x 3.28m (12'10 x 10'9)

Principal en suite double bedroom. UPVC double glazed full length window to the side elevation with fitted window blinds. Additional double glazed opening window with matching blinds. Corniced ceiling. Bank of fitted wardrobes with sliding doors and inset mirrored panels. Display unit with 8 drawers below. Door to the En Suite.

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## EN SUITE SHOWER/WC

2.64m x 1.91m (8'8 x 6'3)

UPVC double glazed opening window with fitted roller blind. Three piece suite comprises: Step in shower cubicle with a pivoting glazed door and overhead shower. Vanity wash hand basin with a centre mixer tap and fitted cupboard below. Illuminated wall mirror above. Wall mounted shaving socket. Low level WC. Fitted five drawer unit and adjoining bathroom cabinet. Heated ladder towel rail.



## BEDROOM TWO

3.53m x 2.97m (11'7 x 9'9)

Second good sized double bedroom. UPVC double glazed window overlooks the rear of the development. Side opening light and fitted window blinds. Single panel radiator. Range of fitted bedroom furniture comprises: Two single wardrobes with matching bedside drawers and overbed storage. Two wall mounted reading lights. Additional double and single wardrobes with a centre mirrored panel.



## BATHROOM/WC

2.79m x 2.64m (9'2 x 8'8)

Spacious principal bathroom comprising a three piece suite. Two obscure double glazed opening windows to the side elevation. Panelled bath with a centre mixer tap and plumbed shower. Curved glazed shower screen. Twin vanity wash hand basins with display surround and cupboards below. Two illuminated wall mirrors above. Roca low level WC completes the suite. Ceramic tiled walls. Chrome heated ladder towel rail. Built in cupboard with shelving.



## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi boiler concealed in the Kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

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

## OUTSIDE

Links Court stands in attractive landscaped gardens which are laid to lawn with well stocked mature shrub and flower.



## COMMUNAL GARAGE

The property has an allocated parking space within the underground communal garage approached through an electric up and over door. The garage is also accessed from inside the development via the lift and stairs.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 990 years subject to an annual ground rent included in the annual service charge (solicitor to confirm). Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £616.33 per quarter is currently levied. Solicitor to confirm

## NOTE

We understand pets, letting and smoking are not allowed.

## 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

Links Court was constructed approximately 40 years ago by Hammerfine Ltd and is a select development of just six apartments, situated on the corner of South Promenade and Links Road. This spacious two bedroomed ground floor corner apartment has delightful elevated views of the Rock Gardens with the beach beyond. Links Court is conveniently placed close to local shopping facilities on Alexandria Drive and there are transport services running along Clifton Drive South to both St Annes and Lytham centres. St Annes Square is within easy reach with its comprehensive shopping facilities, bars, restaurants and train station. Viewing essential. No onward chain.

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## VIEWING THE PROPERTY

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## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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).

## Consumer Protection from Unfair Trading Regulation

John Arden & 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

Flat 1, Links Court, 83, South Promenade, Lytham St Annes, FY8 1WE



Total Area: 108.0 m<sup>2</sup> ... 1163 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>72</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>50</b>



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