



ESTATE AGENTS • VALUER • AUCTIONEERS



## 26 Sunningdale Court Beauclerk Road, St. Annes

- Spacious 2nd Floor Purpose Built Apartment
- With South Facing Views over Royal Lytham Golf Course
- Large Lounge with Dining Area
- Fitted Kitchen & Utility Room
- Two Double Bedrooms
- En Suite Bathroom/WC & Shower Room/WC
- Allocated Garage & Communal Parking Space
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating C

**£279,950**

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



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





## 26 Sunningdale Court Beauclerk Road, St. Annes

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Security entryphone system and individual post-boxes. External louvre doors lead to a refuse room and the gas and water meters. (Electric meter is situated on the communal 1st floor landing). Lift and stairs to all floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE

#### HALLWAY

6.10m x 1.04m minimum (20' x 3'5 minimum)

Approached through a hardwood door. Wall mounted entry phone handset. Ornate corniced ceiling. Panel radiator with a decorative screen. Built in cloaks/store cupboard with wall mounted circuit breaker fuses. Doors lead off to the Bedrooms and Shower Room/WC.

#### INNER HALLWAY

3.58m x 1.07m (11'9 x 3'6)

Corniced ceiling. Deep built in store cupboard 5'9 x 2'7 with an overhead light, pine shelving and power point. Matching doors lead off to the Lounge and Utility Room.

#### UTILITY ROOM

1.73m x 1.55m (5'8 x 5'1)

Useful separate Utility room leading off the inner hallway. Eye and low level cupboards. Stainless steel single drainer sink unit set in laminate working surfaces with splash back tiling. Whirlpool washing machine and a Zanussi tumble dryer below. Single panel radiator. Overhead light and ceiling extractor fan.



#### LOUNGE WITH DINING AREA

5.72m x 4.98m (18'9 x 16'4)

Superb principal reception room. UPVC double glazed double opening French doors with a wrought iron Juliette style balustrade, enjoys stunning views across Royal Lytham Golf Course and has a sunny south facing aspect. Two additional double glazed windows also benefitting from the views with two top opening lights. Two double panel radiators. Ornate corniced ceiling with two overhead lights. Television and satellite aerial points. Two wall lights. Focal point of the room is a white Adam style fireplace with a raised marble hearth and inset supporting an electric coal effect fire. Archway to the adjoining Kitchen.



#### KITCHEN

2.97m x 2.64m (9'9 x 8'8)

UPVC obscure double glazed window to the side elevation with a top opening light. Range of eye and low level cupboards and drawers. Incorporating three corner display shelving units. Lamona one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: AEG four ring gas hob. Villavent illuminated extractor canopy above. AEG electric oven below. Integrated fridge/freezer and an AEG dishwasher with matching cupboard fronts. Wood effect laminate floor. Television aerial point. Wall mounted Worcester combi gas central heating boiler (installed in 2022). Two inset ceiling spot lights.



#### BEDROOM ONE

4.01m x 3.43m (13'2 x 11'3)

Good sized principal double bedroom. Two UPVC double glazed windows overlook the rear courtyard. Fitted roller blinds. Two double panel radiator. Corniced ceiling. Three fitted double wardrobes. With two centre mirrored panels. Overhead light. Telephone point. Door leads to the En Suite.



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## EN SUITE BATHROOM/WC

2.79m x 1.91m (9'2 x 6'3)

UPVC obscure double glazed window to the rear elevation with a top opening light. Fitted roller blind. Four piece bathroom suite comprises: Corner step up panelled bath with a centre mixer tap and hand held shower attachment. Two large fitted wall mirrors. Vanity wash hand basin set in a laminate surround with a cupboard below. Wall mirror above, strip light and shaving socket. Low level WC and adjoining Bidet. Double panel radiator. Part ceramic tiled walls. Two inset ceiling spot lights and extractor fan.



## BEDROOM TWO

2.84m x 2.79m (9'4 x 9'2)

Second tastefully presented bedroom. UPVC double glazed window overlooks the rear courtyard. Top opening light. Fitted roller blind. Double panel radiator. Corniced ceiling. Fitted wardrobe with sliding doors and a central mirrored panel.



## SHOWER ROOM/WC

2.16m x 1.85m (7'1 x 6'1)

UPVC obscure double glazed window to the rear elevation with a side opening light. Three piece suite comprises: Step in shower cubicle with folding glazed doors and an Aqualisa shower. Vanity wash hand basin set in a laminate display surround with a cupboard below and wall mirror above. Strip light and shaving point. Low level WC. Single panel radiator.



## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

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

## OUTSIDE

Sunningdale Court is set in attractive landscaped gardens and having a well lit rear courtyard with visitor and communal resident parking and easy access into the individual garages.

## GARAGE

5.03m x 2.74m (16'6 x 9')

The apartment has an allocated garage (5th garage on the left hand side in the first block of garages). Approached through an electric up and over door. Power and light connected.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £115. Council Tax Band E

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £120 per month is currently levied. This includes the Buildings insurance. (Solicitors to confirm)

## NOTE

The carpets, curtains, blinds and light fittings are included in the asking price.

We understand lettings (not holiday lets) and pets are allowed as long as not a nuisance to other residents. Vendor to confirm.



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## LOCATION

Sunningdale Court is a delightful development enjoying a commanding position looking directly over ROYAL LYTHAM GOLF COURSE. This particular 2nd floor two bedroomed apartment enjoys outstanding views of the golf course with a south facing sunny aspect. This area of St Annes is situated within just a short walk to local shopping facilities and transport services and being within easy reach to the centre of St Annes Square with its comprehensive shopping facilities and town centre amenities. An internal inspection is strongly recommended to fully appreciate the accommodation this apartment has to offer. No onward chain.



## 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>

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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 July 2024

## 26, Sunningdale Court, Beauclerk Road, Lytham St Annes, FY8 3UP



Total Area: 91.3 m<sup>2</sup> ... 983 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>73</b> <b>74</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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