



ESTATE AGENTS • VALUER • AUCTIONEERS



2 The Homestead Henry Street, Lytham

- Ground Floor Retirement Apartment
- In the Heart of Lytham, Yards from Local Shops & Amenities
- Lounge Overlooking Queen Street
- Modern Kitchen
- Double Bedroom
- Modern Shower Room/WC
- Electric Heating & Double Glazing
- No Onward Chain
- Viewing Essential
- Leasehold, Council Tax Band B & EPC Rating D

£159,950

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



www.johnardern.com



2 The Homestead Henry Street, Lytham

GROUND FLOOR

COMMUNAL ENTRANCE

Security entryphone system. Spacious recently carpeted communal Hallway. Lift and stairs to all floors.

COMMUNAL LOUNGE

Tastefully presented Residents Lounge leading off with the House Manager's office and Kitchenette.



KITCHEN

2.34m x 1.73m (7'8 x 5'8)

Comprising a good range of eye and low level cupboards and drawers. Single drainer circular white ceramic sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring Lamona electric ceramic hob. Illuminated extractor canopy above. Lamona electric oven below. Space for a fridge/freezer. Corniced ceiling. Overhead light. Emergency pull cord.



PRIVATE ENTRANCE

HALLWAY

2.87m x 0.97m (9'5 x 3'2)

With a wall mounted entryphone system and emergency control panel. Corniced ceiling with an overhead light. Built in airing cupboard contains a hot water cylinder with pine shelving, electric fuse box and wall light. Matching white panelled doors leading off. Part glazed door leading to the Lounge.

LOUNGE WITH DINING AREA

4.45m x 3.18m (14'7 x 10'5)

Good sized reception room with a UPVC double glazed window enjoying delightful views over the side landscaped communal gardens with Queen Street beyond. Two side opening lights and fitted vertical blinds. Focal point of the room is a fireplace with display surround and raised hearth supporting an electric coal effect fire. Telephone and television aerial points. Corniced ceiling. Wall mounted slimline electric panel heater with an integral control. Archway to the adjoining open plan Kitchen.



BEDROOM

3.71m plus wardrobes x 2.77m (12'2 plus wardrobes x 9'1)

Double bedroom with a double glazed window overlooking the side communal gardens and Queen Street. Side opening light and fitted vertical window blinds. Built in double wardrobe with sliding mirrored doors. Emergency pull cord. Corniced ceiling. Television aerial point. Telephone point. Two wall lights. Wall mounted slimline electric panel heater with an integral control.

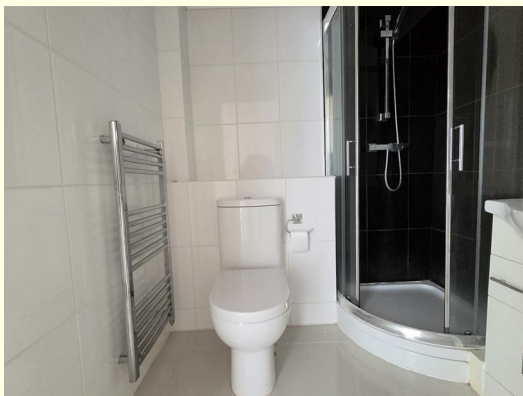
2 The Homestead Henry Street, Lytham



SHOWER ROOM/WC

2.08m x 1.65m (6'10 x 5'5)

Modern shower room comprising a three piece white suite. Corner shower compartment with curved sliding glazed doors and a plumbed shower. emergency pull cord. Vanity wash hand basin with cupboards and drawers below. Centre mixer tap and wall mirror above. Low level WC completes the suite. Tiled display sill above. Corniced ceiling and inset spot lights. Tiled walls and floor.



ELECTRIC HEATING

The property has electric heating from a number of electric slimline panel heaters.

DOUBLE GLAZING

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

COMMUNAL LAUNDRY

The Homestead has a communal laundry room which is available to all residents with modern washing machines and tumble dryers.

GUEST SUITE

There are two guest suites available to book for visitors through the House Manager.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £3336.54 per annum (March 2025) is currently levied. This includes the Buildings Insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 99 years (61 years remaining) subject to an annual ground rent of £456.84. Council Tax Band B

COMMUNAL GARDENS & PARKING

The Homestead stands in attractive communal landscaped gardens with a private communal garden to the rear with seating for residents.

A limited number of parking spaces to the rear are available for residents but is subject to availability.

NOTE

We understand pets and lettings are allowed at The Homestead, but with permission and approval by the Management Company. (Solicitor to confirm)

LOCATION

This delightful one bedroomed ground floor retirement apartment in the popular Homestead development, overlooks the side communal gardens with views along Queen Street. The Homestead is situated in a most convenient position right in the heart of Lytham town centre adjoining the tree lined shopping facilities, restaurants, bars and town centre amenities. The Homestead has the benefit of a House Manager with a number of communal facilities including a Laundry Room and Guest Suites. Viewing recommended. No onward chain.



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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 February 2025

2, The Homestead, Henry Street, Lytham St Annes, FY8 5LJ



Total Area: 39.5 m² ... 426 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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