



ESTATE AGENTS • VALUER • AUCTIONEERS



27 Oxford Court Oxford Road, Ansdell

- 1st Floor Retirement Apartment
- Larger 'Lytham' Style
- Lounge with Dining Area Overlooking Oxford Road
- Fitted Kitchen
- Double Bedroom
- Modern Shower Room/WC
- Electric Heating & Double Glazing
- Close to Local Shops & Facilities
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating C

Offers Over £80,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

With security entryphone system. Outside coach light.

COMMUNAL INNER HALLWAY

Well maintained communal hallway with stairs and lift giving access to all floors.

RESIDENTS LOUNGE

Spacious communal lounge with kitchenette leading off. Curtained hairdressing salon. There is a Residents association organising a range of activities such as coffee mornings and outings. Free WiFi is available in the residents lounge.



FIRST FLOOR

Individual letter box and meter cupboard wall mounted to the side of the entrance door.

PRIVATE ENTRANCE HALL

3.99m x 2.49m max (13'1" x 8'2" max)

Well proportioned entrance hallway with wall mounted entry phone hand set and adjoining emergency control panel. Dimplex night storage heater. Fitted ceiling light. Side airing cupboard with a compact Redring Power Stream hot water heater, shelving for linen storage and electric circuit breaker fuse box. Second useful cloaks/store cupboard with hanging rail and shelf above. Additional spacious carpeted store cupboard (5'3" x 2'8" max L shaped measurements) with overhead light and shelving.



LOUNGE WITH DINING AREA

5.23m x 3.84m (17'2" x 12'7")

Spacious reception room. Two double glazed windows overlook the front of the development with views along Oxford Road. With side opening lights and fitted window blinds. Corniced ceiling. Alto night storage heater and additional Dimplex heater. Emergency pull cord. Television aerial point. (we also understand there is now a communal Sky dish so each property can now connect to Sky services.) Two telephone points. Focal point of the room is a fireplace with white display surround and raised hearth. Archway leads to:



KITCHEN

2.41m x 2.18m (7'11" x 7'2")

Fitted kitchen comprises a range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in heat resistant work surfaces. Ceramic splash back tiling. Built in appliances comprise: Indesit four ring ceramic hob. Illuminated extractor hood above. Bosch electric oven and grill below. Beko freestanding fridge/freezer. Emergency pull cord. Strip light

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DOUBLE BEDROOM

3.86m x 2.79m (12'8 x 9'2)

Good proportioned double bedroom. UPVC double glazed window overlooks the front aspect with side opening light and window blinds. Dimplex night storage heater. Built in double wardrobe with sliding doors. Emergency pull cord. The single Orthopedic bed is available if required.



SHOWER ROOM/WC

2.08m x 2.01m (6'10 x 6'7)

Modern three piece white suite comprises: Wide shower cubicle with a hinged glazed door and plumbed shower. Wall hung wash hand basin with a centre mixer tap. Tiled display sill above. Semi concealed low level WC completes the suite. Chrome electric heated towel rail. Inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.



ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of night storage heaters supplemented by an electric towel rail in the bathroom.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

Oxford Court stands in delightful well maintained communal garden areas which are laid to lawn with well stocked flower beds and mature borders.

HOUSE MANAGER

Oxford Court has a House Manager and the apartment has an emergency cord system.

GUEST SUITE

A guest suite is available on the first floor which is ideal for relatives or friends staying which includes a double bedroom with en suite facilities. The booking of the guest suite is via the House Manager

LAUNDRY ROOM

The development has a communal laundry room with double sink unit and three washing machines and three tumble dryers.

INTERNET CONNECTION

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

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 £90. Council Tax Band B

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MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2836.80 per annum is currently levied. This includes the buildings insurance and water charges.

LOCATION

This good sized larger 'Lytham Style' 1st floor retirement apartment is set in the attractive development known as Oxford Court conveniently situated in the heart of Ansdell being only yards from Woodlands Road with its shopping facilities and amenities together with the railway station and other transport services. Other local points of interest include Fairhaven Lake with its many leisure and sporting attractions, together with the beach and foreshore and Royal Lytham & St Annes golf course. Viewing recommended. No onward chain

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



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27, Oxford Court, Oxford Road, Ansdell, Lytham St Annes, FY8 4EB



Total Area: 51.5 m² ... 554 ft²

All measurements are approximate and for display purposes only

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		England & Wales	EU Directive 2002/91/EC	



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