



ESTATE AGENTS • VALUER • AUCTIONEERS



## 17 The Homestead Henry Street, Lytham

- 1st Floor Purpose Built Retirement Apartment
- In The Heart Of Lytham
- Lounge With Views Over Queen Street
- Modern Fitted Kitchen
- Double Bedroom
- Bathroom/WC
- Electric Heating & Double Glazing
- No Onward Chain
- Viewing Recommended
- Leasehold, Council Tax Band B & EPC Rating C

**Offers Over £124,950**

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



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



# 17 The Homestead Henry Street, Lytham

## GROUND FLOOR

### COMMUNAL ENTRANCE

Security entry phone 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.



## FIRST FLOOR

### ENTRANCE HALL

With a wall mounted entry phone handset and emergency control panel. Corniced ceiling with an overhead light. Useful walk in store cupboard/airing cupboard containing the lagged hot water cylinder and open shelving, electric fuse box and wall light.

### LOUNGE WITH DINING AREA

4.93m x 3.23m (16'2 x 10'7)

Tastefully appointed lounge with dining area with uPVC double glazed window with two side opening lights overlooking Queen Street with discreet side views looking towards the Ribble Estuary. Corniced ceiling. Two Unidare night storage heaters. The focal point of the room is an electric fire with white surround and mantle. Fitted wall lights. Television aerial point. Open archway gives access to the kitchen.



## LOUNGE



## KITCHEN

2.46m x 1.88m (8'1 x 6'2)

Modern fitted kitchen with a good range of cupboards and drawers together with glass fronted, illuminated cabinets. Discreet downlighting. Stainless steel, single drainer sink with center mixer tap. Integrated appliances comprise: Bosch fan assisted electric oven and grill. Diplomat four ring electric hob with illuminated stainless steel extractor canopy above. Full height fridge/freezer. Ceramic tiled walls. Corniced ceiling.



## DOUBLE BEDROOM

3.48m x 2.72m (11'5 x 8'11)

Well decorated spacious double bedroom with uPVC double glazed window with two side opening lights overlooks Queen Street. Unidare night storage heater. Range of mirror fronted wardrobes. Fitted wall lights. Corniced ceiling. Emergency pull cord.



# 17 The Homestead Henry Street, Lytham



**DOUBLE BEDROOM**



**BATHROOM/WC**

**1.91m x 1.63m (6'3 x 5'4)**

Three piece suite comprises: Easy access panelled bath with low level door and fitted Bristan power shower above. Pedestal wash hand basin. The suite is completed by a low level WC. High level Dimplex wall mounted convector heater. 13 amp shaving point. Ceiling extractor fan. Ceramic tiled floor. Wall mounted electric heated towel rail.



## **ELECTRIC HEATING**

The property has electric heating from a number of electric night storage heaters together with convector heater in the bathroom.

## **DOUBLE GLAZING**

Where previously described the windows have uPVC DOUBLE GLAZED units.

## **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 £3014 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 £459. 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.

## **N.B**

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 bedroom FIRST FLOOR retirement apartment in the ever popular 'Homestead' development benefits from delightful views looking over 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.

# 17 The Homestead Henry Street, Lytham



## 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



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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 2025

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



Total Area: 41.1 m<sup>2</sup> ... 442 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	



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