



ESTATE AGENTS • VALUER • AUCTIONEERS



48 Ashton View St Georges Road, St Annes

- 3rd Floor Purpose Built Retirement Apartment
- Small Balcony with Views of the Bowling Green & Ashton Gardens
- Spacious Lounge & Modern Fitted Kitchen
- Two Bedrooms
- Modern Shower Room/WC
- Lift & Stairs to All Floors
- Double Glazing & Electric Heating
- No Onward Chain
- Yards from the Centre of St Annes Square
- Leasehold, Council Tax Band D & EPC Rating TBC

£225,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

With security entry phone system. Lift and stairs to all floors.

COMMUNAL LOUNGE

Tastefully appointed residents lounge with adjoining kitchenette.



SUN BALCONY

2.06m x 1.42m (6'9 x 4'8)

With timber decking and wrought iron balustrade. Side wall light. Stunning South Westerly views look over Ashton Gardens with views of the bowling green below. Note: the timber decking to the balcony is due to be replaced by the management company and the wrought iron balustrade is being painted at the same time.



TOP (3rd) FLOOR

PRIVATE HALLWAY

2.59m x 2.18m (8'6 x 7'2)

(max 'L' shape measurements) Nicely proportioned entrance hall. Night storage heater. Access to the loft. Side airing cupboard contains an insulated hot water cylinder and programmer control.

LOUNGE WITH DINING AREA

7.32m x 3.28m (plus entrance reveal) (24' x 10'9 (plus entrance reveal))

Very spacious and well appointed main reception room with double glazed French door and adjoining windows giving access out onto the private SUN BALCONY. The focal point of the lounge is an electric coal effect fire in a modern fire surround. Corniced ceiling. 'L' shaped dining area. Two night storage heaters. Fitted wall lights. Television aerial/Sky sockets.



KITCHEN

2.92m x 2.31m (average measurement) (9'7 x 7'7 (average measurement))

Leading from the lounge is a modern fitted kitchen. Part ceramic tiled walls. Range of wall and floor mounted cupboards and drawers. Laminate working surfaces with discreet downlighting. Inset one & a half bowl single drainer stainless steel sink unit. Built in appliances comprise: automatic fan assisted electric oven. Teko Bosch built in microwave oven above. Bosch four ring ceramic hob with illuminated stainless steel extractor canopy above. Blomberg fridge and freezer. Wall mounted Dimplex convector heater. Double glazed window enjoys superb views looking over the bowling green and Ashton Gardens beyond.

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BEDROOM ONE

4.80m x 2.82m (15'9 x 9'3)

Spacious double bedroom with double glazed opening picture window enjoying lovely views looking over ASHTON GARDENS. Fitted range of wardrobes and wall mounted electric convector heater with integral programmer control. Telephone and television aerial sockets.



BEDROOM TWO

4.80m x 2.79m (15'9 x 9'2)

(max 'L' shape measurements). Second well appointed double bedroom with double glazed opening window looks over ASHTON GARDENS and beyond. Fitted wardrobe range. Slim line electric convector heater with integral programmer control. Television aerial point.



SHOWER ROOM/WC

2.18m x 1.93m (7'2 x 6'4)

Ceramic tiled walls. Two piece modern white suite comprises: step in shower compartment with a fixed glazed screen and having a plumbed shower. Semi concealed wash hand basin set in a white laminate surround with cupboards beneath and adjoining built in low level WC. Mirror over and adjoining bathroom cupboard. Ventaxia extractor fan. Electric chrome towel rail. Dimplex convector heater.



CENTRAL HEATING

The apartment enjoys the benefit of electric Economy 7 heating from three night storage heaters supplemented by two programmable convector heaters.

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DOUBLE GLAZING

Where previously described all the windows which look directly over Ashton Gardens have uPVC DOUBLE GLAZED units with tilt & turn opening lights.

LAUNDRY ROOM

Communal laundry room is provided for all residents with top quality washing machines and tumble dryers.

GUEST BEDROOM

Ashton View has a guest bedroom suite which is available to clients to be booked in advance.

HOUSE MANAGER

The property has a house manager on site 5 days a week, 9am-5pm looking after the day to day running of the development with emergency 24 hour call facilities

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 £150. Council Tax Band D

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1490 paid twice yearly is currently levied. This includes the use of the communal lounge/kitchen, external garden with seating/patio, fully equipped laundry room with irons, dryers, washing machines and drying areas. Building insurance and water included.

In order to keep the annual service charge as low as possible, the cost of all major maintenance of the building, equipment and grounds will be covered by a Major Maintenance Fund, known as the "sinking fund". This fund will be derived from monies recovered at the time of resale when the outgoing owner will be charged a percentage of the sale price for each year of residence. At present this charge is set at 0.25% per annum.

PARKING

There are rear parking spaces both under cover and outside which are available to purchase SUBJECT TO AVAILABILITY

LOCATION

This superb spacious TWO DOUBLE BEDROOMED 3rd and top floor retirement apartment enjoys a delightful position directly OVER LOOKING ASHTON GARDENS with private balcony having a south westerly facing aspect. Constructed by Newfield Jones, Ashton View is situated in the heart of St Annes Square. The development is lavishly appointed throughout with the benefit of very modern residents lounge with adjoining kitchenette, nicely appointed halls and corridors. St Annes square has extensive shopping facilities and town centre transport services, including being 50 yards to Sainsburys and a little further to the train station. St Annes beach and pier are also a stroll away. Internal inspection is strongly recommended to fully appreciate the extremely well planned and tastefully appointed accommodation. No onward chain



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, rightmove.com, onthemarket.com, Email Address: 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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

Digital Markets, Competition and Consumers Act 2022

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 August 2025



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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