



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Gleneagles 21 Links Gate, St Annes

- Ground Floor Purpose Built Apartment
- Overlooking the Beautiful Communal Front Gardens with Royal Lytham Golf Course Beyond
- Spacious Lounge & Dining Room/Bedroom Three with Sun Terrace Leading Off
- Fitted Dining Kitchen & Separate Utility Room
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Allocated Garage
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating C

£395,000

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



www.johnardern.com



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REAR COMMUNAL ENTRANCE

Entrance serving just nine apartments.

COMMUNAL HALLWAY

Security inner door with access via a video entry phone system which leads to the inner hall with a turned staircase leading off and doors through to the rear hall with lift to all other floors.

PRIVATE ENTRANCE

HALLWAY

27'4 x 4'8



Spacious Hall approached through a hardwood door. Decorative corniced ceiling. Wall mounted video entryphone system. Single panel radiator. Double doors reveal a useful built in cloaks/store cupboard with an overhead light, hanging rail and pine shelving. Matching panel doors leading off.

LOUNGE

21'4 x 12'10



Very well proportioned principal reception room. UPVC double glazed window enjoys an outlook over the front communal gardens with Royal Lytham Golf Course beyond. Two side opening lights and fitted vertical window blinds. Decorative corniced ceiling with two overhead lights. Two single panel radiators. Two wall lights. Television aerial point. Focal point of the room is a fireplace with a marble effect hearth and inset supporting a gas coal effect living flame fire. Telephone point.



DINING ROOM/BEDROOM THREE

18'1 x 9'7



Second spacious reception room currently furnished as a Dining Room but could easily provide an option of a third bedroom if required. UPVC double glazed double opening French doors overlooking and giving direct access to the terrace with the front communal gardens beyond. Corniced ceiling and overhead light. Double panel radiator.

SUN TERRACE

18'2 x 9'



Spacious block paved partly covered terrace enjoying lovely views towards Royal Lytham Golf Course and having the benefit of adjoining the landscaped front communal garden with its central lawn and water feature.

DINING KITCHEN

17'4 x 9'6



UPVC double glazed window also overlooking the front of the development with two side opening lights and fitted vertical blinds. Good range of eye and low level cupboards and drawers. Incorporating two corner display shelving units. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring gas hob with an illuminated extractor canopy above. Neff electric oven and grill. Neff microwave oven above. Integrated fridge/freezer and Neff dishwasher, both with matching cupboard fronts. Single panel radiator. Inset ceiling spot lights. Wood effect laminate flooring. Built in cupboard houses a Potterton Powermax HE gas central heating boiler.

INNER HALLWAY

14'6 x 3'9

Leading off the main Hall with a corniced ceiling and double panel radiator. Matching panel doors leading off.

BEDROOM SUITE ONE

15' x 2'9



Principal en suite double bedroom. UPVC double glazed window overlooks the front aspect with two side opening lights

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and vertical window blinds. Two single panel radiators. Corniced ceiling and an overhead light. Extensive range of freestanding bedroom furniture is available by separate negotiation if required. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

9'11 x 4'4



Three piece white suite comprises: Step in shower cubicle with a pivoting glazed door, an overhead shower and additional hand held shower and multi body jets. Vanity wash hand basin set in a laminate display surround, with cupboards below and canopied lighting above with glass display corner shelving. Wall mounted shaving point. Adjoining semi concealed low level WC. Single panel radiator. Ceramic tiled walls and floor. Overhead light and a Vent Axia wall mounted extractor fan.

BEDROOM TWO

20'5 into bay x 10'6



Second large double bedroom. UPVC double glazed bay window overlooks the previously described front outlook. Two side opening lights and fitted vertical blinds. Two single panel radiators. Corniced ceiling and overhead light. Again the freestanding bedroom furniture is available by separate negotiation.

BATHROOM/WC

7'2 x 6'8



Three piece white bathroom suite comprising: Panelled bath with a centre mixer tap and overbath shower. Folding glazed screen. Vanity wash hand basin set in a laminate display surround, with cupboards below and canopied lighting above with glass display corner shelving. Wall mounted shaving point. Adjoining semi concealed low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Overhead light and a Vent Axia wall mounted extractor fan.

SEPARATE UTILITY ROOM

6'8 x 5'10



Useful separate Utility Room with a stainless steel single drainer sink unit with a cupboard and drawer below. Set in a laminate surround. Plumbing for a washing machine. Space for a tumble dryer on top. Single panel radiator. Overhead light and Manrose ceiling extractor fan. Fitted full length broom cupboard.

OUTSIDE



Gleneagles is set in very attractive and very well maintained communal gardens with a centre water feature and well stocked borders with wrought iron work. The development is in two separate apartment blocks of nine flats each and this particular apartment enjoys a ground floor garden aspect with views looking towards Royal Lytham & St Annes Golf Course. Rear communal courtyard leading to the Garage blocks and visitor car parking spaces. Outside tap.

GARAGE

17' x 10'8

Allocated Garage passes with the apartment. It is the block on the right hand side, 2nd garage in from the left. Approached through an electric up and over door (Vendor in the process of getting this fixed prior to completion of a sale). Power and light connected. Display shelving.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Potterton boiler in the Kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

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

SECURITY

The apartment has a burglar alarm system.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2200 per annum is currently levied. This figure includes the Buildings Insurance.

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 £160. Council Tax Band F

NOTE

We understand pets are allowed as long as not a nuisance to other residents. Lettings are allowed but not holiday lets. Many items of furniture are available by separate negotiation if required.

INTERNET CONNECTION

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

LOCATION

This superb development, 'Gleneagles' was originally constructed by Newfield Jones in 2004. Situated directly overlooking Royal Lytham & St Annes Golf Course and being close to local transport services running along Church Road into St Annes or Lytham centres with their comprehensive

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shopping facilities and amenities. The beach and foreshore is also with close proximity. An internal inspection is strongly recommended to fully appreciate the very well planned and spacious accommodation this ground floor two bed roomed apartment has to offer together with a private covered patio. No onward chain.

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, 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.

Consumer Protection from Unfair Trading Regulation

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11, Gleneagles, 23, Links Gate, Lytham St Annes, FY8 3LF



Total Area: 131.4 m² ... 1415 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			
(81-91) 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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