



ESTATE AGENTS • VALUER • AUCTIONEERS



19 Fairhaven Court Woodlands Road, Ansdell

- Spacious 1st Floor Purpose Built Retirement Apartment
- Boasting a Unique Corner Location
- Large Lounge with Dining Area, with Two Bay Windows
- Modern Breakfast Kitchen
- Fitted Double Bedroom
- Shower Room/WC
- Yards from Local Shops & the Train Station
- Close Walking Distance to Grannys Bay & Fairhaven Lake
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating C

£95,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Tastefully presented and well maintained communal entrance hall with security entry phone system. Lift and stairs to all the floors. Principal residents lounge being open plan to the communal hallway.



FIRST FLOOR

Spacious communal landing area with a useful communal store room leading off, providing storage for suitcases. Apartment 19 is conveniently placed close to the Lift and the internal staircase.

PRIVATE ENTRANCE HALLWAY

5.08m x 0.99m (16'8 x 3'3)

Corniced ceiling with two overhead lights. Useful built in cloaks/store cupboard 3'2 x 2'8 with a wall mounted strip light, and housing the electric circuit breaker fuse box water stop tap. Additional built in airing cupboard 5'2 x 2'7 again with a wall light and hot water cylinder. White panelled doors leading off.



LOUNGE WITH DINING AREA

6.32m into bay x 4.67m max into bay (20'9 into bay x 15'4 max into bay)

Superb very spacious reception room enjoying a bright corner location. Double glazed bay windows to both the front aspect overlooking Woodlands Road and also to the side aspect, overlooking Kingsway. Both bays have two side opening and two top opening lights with fitted

window blinds. Corniced ceiling with an overhead light. Television aerial point. Wall mounted security entryphone system. Telephone point. Focal point of the room is a white detailed fireplace with a raised marble hearth and inset. Power sockets for an electric fire. Archway leads to the adjoining Breakfast Kitchen.



BREAKFAST KITCHEN

3.23m x 2.57m max (10'7 x 8'5 max)

Larger than average modern Breakfast Kitchen. High level double glazed window to the front elevation with a side opening light. Good range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap. Set in wood effect working surfaces with splash back tiling and concealed LED strip lighting. Built in appliances comprise: Cooke & Lewis four ring electric induction hob. Illuminated extractor canopy above. Cooke & Lewis electric oven and grill below. Space for a fridge/freezer. Fitted breakfast bar. Corniced ceiling with an overhead light. Wall mounted extractor fan.

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DOUBLE BEDROOM

4.34m x 2.67m (14'3 x 8'9)

Well proportioned double bedroom. Double glazed window overlooks the front of the development with views along Woodlands Road. Side opening light, deep display sill and window blinds. Corniced ceiling. Television aerial point. Fitted double wardrobe with inset mirrored panels. Two additional single wardrobes with further overbed storage. Telephone point. Emergency pull cord.



SHOWER ROOM/WC

2.26m x 1.88m (7'5 x 6'2)

Three piece white suite comprises: Wide shower cubicle with a fixed glazed screen and a Mira Advance electric shower. Emergency pull cord. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mirror above with a strip light and shaving point. Low level WC completes the suite. Electric heated chrome ladder towel rail. Wall mounted Creda electric heater. Ceramic tiled walls. Corniced ceiling with an overhead light and extractor fan.



DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

ELECTRIC HEATING

The apartments original night storage heaters have been removed. The fireplace in the Lounge has power points for an electric fire if required and there is a Creda wall mounted electric heater in the Shower Room and electric heated towel rail. A hot water heater located in the store cupboard off the Hallway provides domestic hot water.

GUEST SUITE

Fairhaven Court has an en-suite bedroom which is booked by and used by the residents at a small cost agreed by the residents.

COMMUNAL LAUNDRY ROOM

Fairhaven Court has a communal laundry room for the benefit of all residents. Times are agreed by the management company.

PARKING

It is possible to rent a parking space (subject to availability) in the communal garage for a monthly charge of £9.00 (Management company to confirm)

MOBILITY SCOOTER ROOM

In the lower basement/communal garaging there are doors giving access to a mobility scooter room with power points for charging. There is also access to a further communal store room.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £210.82 per month is currently levied and currently includes the ground rent and buildings insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 199 years (168 years remaining) subject to an annual ground rent currently included in the annual service charge. Council Tax Band D

INTERNET CONNECTION

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

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LOCATION

This unique 1st floor retirement apartment occupies a spacious corner position with views along both Woodlands Road and Kingsway, in the popular development known as Fairhaven Court. Constructed in the early 1990's and being yards from Ansdell's thriving shopping facilities on Woodlands Road, with transport services running along Clifton Drive to both Lytham and St Annes principal centres. Other points of interest within a short stroll from the development include FAIRHAVEN LAKE with its leisure and sporting attractions, Granny's Bay and the promenade. Ansdell railway station is also within 100 yards. Viewing essential. 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.

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

19, Fairhaven Court, 65, Woodlands Road, Lytham St Annes, FY8 1YJ



Total Area: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only



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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	82	England & Wales	EU Directive 2002/91/EC	



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