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1st Floor Flat 8 Pollux Gate, Fairhaven

- 1st Floor Converted Flat
- Spacious Lounge with Dining Area
- Kitchen
- Two Double Bedrooms
- En Suite Shower WC
- 2nd Separate Shower Room/WC
- Gas Central Heating & Part Double Glazing
- No Onward Chain
- Yards from Fairhaven Lake
- Leasehold, Council Tax Band A & EPC Rating C

£198,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Approached through a communal outer door serving three flats. Staircase (no lift) leads off to the first floor and second floor flats.

Security entryphone system.

FIRST FLOOR LANDING

Automatic lighting.

PRIVATE ENTRANCE

HALLWAY

5.33m x 1.42m (17'6 x 4'8)

Approached through a private door from the 1st floor communal landing. Wall mounted entryphone handset. Inset ceiling spot lights. Built in cupboard houses a wall mounted combi gas central heating boiler. Panelled doors leading off.

LOUNGE WITH DINING AREA

6.38m into bay x 5.31m (20'11 into bay x 17'5)

Very spacious reception room with a feature walk in UPVC double glazed bay window overlooking the front of the property. Side opening light. Decorative corniced ceiling with a centre ceiling rose. Picture rails have been retained. Double panel radiator. Television aerial point. Focal point of the room is a period cast iron fire surround.



KITCHEN

2.82m x 2.34m (9'3 x 7'8)

Single glazed window overlooks the rear elevation with two top opening lights. Eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces. Built in appliances comprise: Four ring gas hob with a brushed chrome splash back. Illuminated extractor canopy above. Electric oven and grill below. Plumbing for a washing machine. Space for a fridge/freezer. Inset ceiling spot lights. Part wood panelled walls.



SHOWER ROOM/WC

1.55m x 1.37m (5'1 x 4'6)

Three piece white suite comprises: Step in shower cubicle with a pivoting glazed door and plumbed shower. Pedestal wash hand basin with splash back tiling and wall mirror above. Low level WC. Overhead light and ceiling extractor fan.

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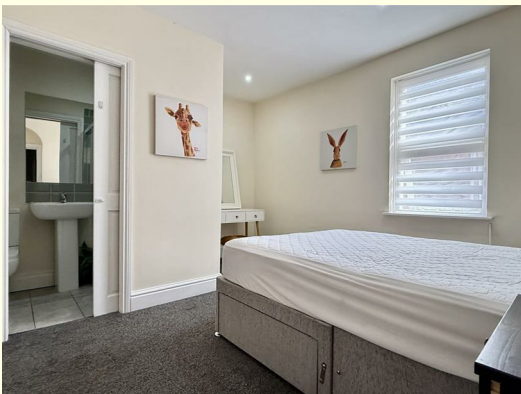
REAR LANDING

Steps leading down from the central Hall. Access to loft space. Doors leading off to the Bedrooms.

BEDROOM ONE

4.01m x 3.48m max (13'2 x 11'5 max)

(max L shaped measurements) Single glazed window to the side elevation with a lower opening light. Single panel radiator. Inset ceiling spot lights. Sliding door leads to the En Suite.



EN SUITE SHOWER/WC

1.91m x 1.07m (6'3 x 3'6)

Three piece modern white suite comprises: Step in wide shower cubicle with a sliding glazed door and plumbed shower. Pedestal wash hand basin with a centre mixer tap and wall mirror above. Low level WC. Inset ceiling spotlights and ceiling extractor fan. Heated chrome ladder towel rail. Tiled floor.



BEDROOM TWO

3.25m x 2.39m (10'8 x 7'10)

Second double bedroom. Obscure single glazed window to the side elevation. Top opening light. Single panel radiator.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a combi boiler in a cupboard off the Hallway serving panel radiators and giving instantaneous domestic hot water.

PART DOUBLE GLAZING

Where previously described certain windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years (109 years remaining) subject to an annual ground rent. (Vendor to confirm)

Council Tax Band A

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £ is currently levied. (Vendor to confirm)

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NOTE

We understand well behaved pets and lettings are allowed (Vendor to confirm)

LOCATION

This spacious 1st Floor two bedroomed converted flat is situated in a highly sought after residential location within very close walking distance to Fairhaven Lake with its sporting facilities and the promenade walk taking you along Grannys Bay and towards Lytham Green. Lytham and St. Annes town centres are also in easy reach offering comprehensive shopping facilities and town centre amenities. There are also local shops on Woodlands Road in Ansdell. Transport services readily available nearby on Clifton Drive. No onward chain.

VIEWING THE PROPERTY

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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

Consumer Protection from Unfair Trading Regulation

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 July 2025

Flat 2, 8, Pollux Gate, Lytham St Annes, FY8 1BG



Total Area: 74.6 m² ... 803 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	71 76

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		
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