



ESTATE AGENTS • VALUER • AUCTIONEERS



10b Pollux Gate, Lytham St Annes

- Superb 2nd Floor Converted Maisonette
- Yards from Fairhaven Lake
- Lounge with Dining Area
- Kitchen
- 2nd Floor Double Bedroom & Bathroom/WC
- 3rd Floor Bedroom & En Suite WC
- Gas Central Heating & Double Glazing
- Ideal Investment Property & No Onward Chain
- Viewing Essential
- Leasehold, Council Tax Band A & EPC Rating C

£169,950

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



www.johnardern.com



10b Pollux Gate, Lytham St Annes

GROUND FLOOR

COMMUNAL ENTRANCE

Covered entrance serving just two flats. Hardwood outer door with a named glazed panel above leading to the communal hallway with feature ceramic tiled floor. Overhead lighting. Staircase leads to the first and second floors with a side hand rail.

SECOND FLOOR

Pivoting double glazed roof light provides natural light.

PRIVATE ENTRANCE

HALLWAY

2.64m x 1.73m (8'8 x 5'8)

Approached through a private panel door. Continuing staircase leads to the 3rd floor Bedroom with En Suite WC. Useful understair store cupboard. Wall mounted security entry-phone handset. White panelled doors leading off.



LOUNGE WITH DINING AREA

5.36m x 3.66m (17'7 x 12')

Well proportioned reception room. UPVC double glazed window overlooks the front elevation with a side opening light and fitted window blinds. With views in the distance of Fairhaven Lake. Two single panel radiators. Television aerial point. Focal point of the room its a decorative cast iron fireplace.



KITCHEN

3.45m x 1.75m (11'4 x 5'9)

UPVC double glazed window to the side elevation with a top opening light. Range of low level cupboards and drawers. Display shelving. Stainless steel single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces. Built in appliances comprise: Lamona four ring gas hob. Stainless steel illuminated extractor canopy above with a brushed chrome splash back. Electric oven below. Space for a fridge. Space and plumbing for a washing machine. Wall mounted Main Eco Elite combi gas central heating boiler.



INNER HALL

1.37m x 1.35m (4'6 x 4'5)

Being open to the Hallway with an overhead light. Panelled doors leading to the Bedroom & Bathroom.

BEDROOM ONE

3.40m x 2.82m (11'2 x 9'3)

UPVC double glazed window overlooks the rear elevation. Top opening light and fitted window blinds. Single panel radiator. Focal point is a cast iron decorative fireplace.

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BATHROOM/WC

2.06m x 1.35m (6'9" x 4'5")

Modern three piece white bathroom suite comprises: 3/4 panelled bath with a tiled splash back and display and glazed pivoting shower screen. Pedestal wash hand basin with splash back. Low level WC completes the suite. Inset ceiling spot lights and a wall mounted extractor fan. Chrome heated ladder towel rail.



EN SUITE WC

1.35m x 0.81m (4'5" x 2'8")

Velux double glazed pivoting roof light. Two piece compact white suite comprises: Semi concealed low level WC. Corner wash hand basin with an offset mixer tap. Matching feature exposed brick wall. Ceramic tiled floor. Overhead ceiling spot light.



THIRD FLOOR

Approached from the previously described staircase. Panelled door leading to:

BEDROOM TWO

3.56m x 3.25m min (11'8" x 10'8" min)

Second good sized bedroom. Two double glazed pivoting roof lights enjoy delightful views to the front elevation with Fairhaven Lake and the beach beyond. Single panel radiator. Three inset ceiling spot lights. Feature exposed brick wall. Open wardrobe/dressing area 4'8" x 3'2". Door leading to the WC.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

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

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent to be confirmed. Council Tax Band A

MAINTENANCE

Any communal works required to the external of the building, the roof and communal hallway/landing is split 3 ways between the flat holders.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

NOTE

We understand pets, lettings and holiday lets are allowed.

LOCATION

This superbly presented 2nd & 3rd Floor converted maisonette 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. Viewing essential. 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

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

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 September 2024

10b, Pollux Gate, Lytham St Annes, FY8 1BG



Total Area: 65.5 m² ... 705 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		69	72
		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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