JOHN ARDERN
"The Family Estate Agent"
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ESTATE AGENTS • VALUER • AUCTIONEERS







Flat 3 27 Blackpool Road, Lytham





- 1st Floor Converted Studio Flat
- Delightfully Appointed Throughout
- Lounge with a Concealed Fold Down Double Bed
- Small Fitted Kitchen
- Shower Room/WC
- Very Useful Boarded & Carpeted Loft Room with Pull Down Ladder, Power & Light
- Gas Central Heating & UPVC Double Glazing
- No Onward Chain, Rear Communal Car Parking Area
- Close Walking Distance to Ansdell & a Little Further to Lytham
- Leasehold, Council Tax Band A & EPC Rating C

£85,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

SIDE COMMUNAL ENTRANCE
With a security entry phone system. Hardwood outer door with inset obscure glazed panels opens to the communal hallway with an electric meter cupboard and staircase leading to the 1st and 2nd floors.

FIRST FLOOR PRIVATE ENTRANCE

HALLWAY
Central Hall with a single panel radiator and overhead light. Wall mounted entryphone handset. Doors leading off to all rooms.



KITCHEN
2.24m x 2.13m (7'4 x 7')
Compact fitted Kitchen approached through a reinforced glazed door from the Hall. UPVC double glazed window enjoys an outlook to the side of the property. Side opening light and tiled display sill. Eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in roll edged working surfaces with splash back tiling. Built in appliances comprise: Lamona four ring electric hob. Stainless steel illuminated extractor canopy above. Lamona electric oven and grill below. Space for an undercounter fridge and washing machine (plumbing required). Wall mounted Worcester combi boiler. Overhead light.





LOUNGE/BEDROOM
5.08m x 3.30m (16'8 x 10'10)
Well proportioned reception room which doubles up as the Bedroom with a fitted pull down concealed double bed. UPVC double glazed square bay window enjoys an outlook to the side elevation with two side opening lights and fitted roller blinds. Single panel radiator. Two wall lights. Two built in double wardrobes with sliding doors. Access to the Loft.



LOFT ROOM
Very useful Loft room which is accessed via a pull down timber framed ladder. The loft has been boarded and has power and light connected. Pitched ceiling with a Velux double glazed pivoting roof light. Curtained storage areas to the roof eaves.

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SHOWER ROOM/WC

2.51m into shower x 1.35m (8'3 into shower x 4'5)
Three piece white suite comprises: Wide corner step in shower cubicle with curved sliding glazed doors and a plumbed shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Splash back tiling, wall mirror and tiled display above. Low level WC. Wall mounted bathroom cabinet. Overhead light and ceiling extractor fan. Single panel radiator. Ceramic tiled floor.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC frames, fitted in 2024.

OUTSIDE

The property stands on a spacious plot with well kept communal gardens (Solicitor to confirm) to the front, side and rear. Gate leads to the rear service road. External gas meter. The flat we understand is also on a water meter.

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 £5.50. Council Tax Band A

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £85 per month is currently levied, this includes the buildings insurance and window cleaning.

NOTE

We understands lettings are not allowed. Pets are allowed as long as they aren't a nuisance to the other flat owners and with prior permission from the Management Company.

LOCATION

This studio flat is situated on the first floor of this large semi detached property which has been converted into 5 owner occupied flats. In a very convenient location within close walking distance of the local shops, cafes and on Woodlands Road in Ansdell and there are transport services leading along Blackpool Road, linking both Lytham and St Annes comprehensive town centres. Ansdell also has its own train station. Witch Wood, Lytham Hall and Fairhaven Golf Club are also within walking distance. No onward chain.

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & 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 Ardern & 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 202

John Ardern & 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 our their own investigations before contract. Details Prepared November 2025

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Flat 3, 27, Blackpool Road, Lytham St Annes, FY8 4EH

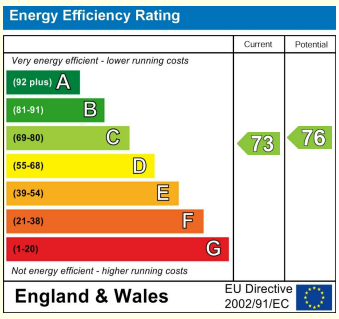


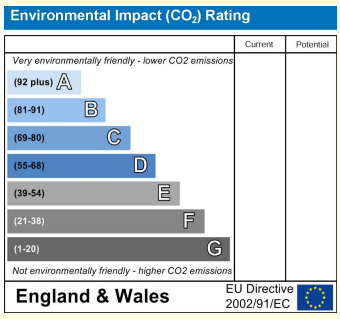
Total Area: 26.0 m² ... 280 ft² (excluding loft area)

All measurements are approximate and for display purposes only



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