JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

Flat 1 27 Blackpool Road, Lytham

- Ground Floor Mews Style Garden Apartment
- Close Walking Distance to Ansdell & a Little Further to Lytham
- Self Contained Side Entrance
- Lounge with Dining Area & Separate Kitchen
- Double Bedroom with Dressing Room/Study Leading off
- En Suite Shower Room/WC
- Direct Access to a Delightful Side Communal Garden Area
- Rear Communal Car Parking Area
- Gas Central Heating & UPVC Double Glazing
- Leasehold, Council Tax Band A & EPC Rating C

£139,950

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.

PRIVATE ENTRANCE

LOUNGE WITH DINING AREA

4.90m into bay x 4.04m max into recess (16'1 into bay x 13'3 max into recess)

Approached through a private door from the Communal Hall. Spacious reception room with a walk in bay overlooks the side elevation and has two UPVC double glazed windows with upper stained glass leaded lights and both with lower opening windows. Double panel radiator below and additional contemporary radiator on the inner wall. Stripped and polished wood floor. Telephone/internet point. Television aerial point. Wall mounted central heating programmer control. Panel door leading to the Inner Hall.

INNER HALLWAY

3.25m x 0.97m (10'8 x 3'2)

Dado rail and corniced ceiling with three inset spot lights. Access to loft space. Contemporary radiator. Wall mounted entry phone handset. Bedroom and Kitchen leading off.

BREAKFAST KITCHEN

3.18m x 2.44m (10'5 x 8')

UPVC double glazed leaded opening window overlooks the side gardens with a tiled display sill. Adjoining UPVC outer door with an inset obscure double glazed panel provides a self contained entrance to this property with steps and a side handrail (Note: the vendor informs us the strip of artificial lawn and stone chippings running adjacent to the property wall passes with this property). External light. Range of eye and low level cupboards and drawers. Stainless steel single drainer circular sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling. Built in appliances comprise: Four ring gas hob with a brushed chrome surround. Indesit illuminated extractor above. Electric oven and grill below. Space for a fridge/freezer and plumbing for a washing machine. Double panel radiator. Laminate wood effect flooring. Wall mounted Vaillant combi gas central heating boiler.

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BEDROOM SUITE
4.19m x 2.67m (13'9 x 8'9)
Good sized double bedroom with a UPVC double glazed leaded window overlooking the side aspect with two side opening lights. Single panel radiator. Overhead lights. Doors leading off to the Study/Dressing Room & En Suite.

STUDY/DRESSING ROOM
1.91m x 1.80m (6'3 x 5'11)
UPVC double glazed leaded opening windows to both the side and rear elevations. Both with fitted roller blinds. Wall mounted electric panel heater. Overhead light.

EN SUITE SHOWER ROOM/WC
2.01m x 1.73m (6'7 x 5'8)
UPVC double glazed opening window to the rear elevation. Three piece white suite comprising: Corner step in shower cubicle with a sliding glazed door, plumbed overhead shower and an additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted bathroom cabinet above. Low level WC. Four inset ceiling spot lights. Splashproof panelled walls. Chrome heated ladder towel rail.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water. With an electric panel heater serving the Dressing Room/Study.

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

OUTSIDE
The property stands on a spacious plot with well kept communal gardens to the front, side and rear. This particular apartment overlooks the delightful side communal lawned garden area and is able to sit out here in the Summer months etc. A rear timber gate leads to the rear service road and communal off road parking area with space for up to 4 cars on a 1st come 1st serve basis. There is an 'informal agreement' that the owner of Flat 1 can park in one of the middle spaces.

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TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent including in the annual service charge. Council Tax Band A

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £95 per month is currently levied. This includes the ground rent, buildings insurance, window cleaning and gardener.

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 delightful ground floor apartment is situated at the rear of this large semi detached property which has been converted into 5 owner occupied flats, and benefitting from its own side self contained entrance. 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. Viewing recommended.

VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

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 & Consumers Act 2024
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 September 2026

Flat 1, 27, Blackpool Road, Lytham St Annes, FY8 4EH

Total Area: 50.3 m² ... 542 ft²

All measurements are approximate and for display purposes only

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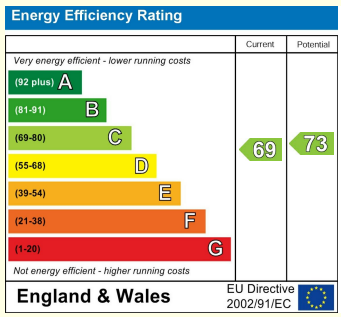

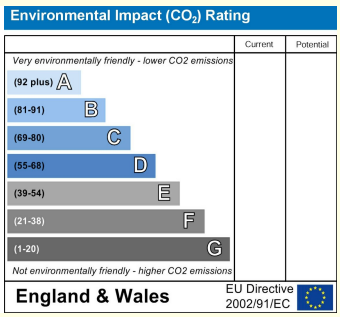

The Property Ombudsman

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