



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Fairhaven Court 65 Woodlands Road, Ansdell

- Ground Floor Purpose Built Retirement Apartment
- Overlooking the Front Communal Gardens
- Spacious Lounge with Bay Window & Dining Area
- Fitted Breakfast Kitchen
- Double Fitted Bedroom
- Bathroom/WC
- Double Glazing & Electric Heating
- No Onward Chain
- Yards from Local Shops on Woodlands Road
- Leasehold, Council Tax Band C & EPC Rating TBC

£79,950

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.



PRIVATE ENTRANCE

HALLWAY

3.15m x 0.97m (10'4 x 3'2)

Nicely appointed entrance Hall. Electric night storage heater with a display shelf above. Corniced ceiling. Wall mounted emergency control panel. Useful built in airing/store cupboard (5'7 x 2'6) housing the insulated hot water cylinder and having open display shelving, wall mounted electric circuit breaker fuse box and a wall light. White panelled doors lead off to all rooms.

LOUNGE WITH DINING AREA

6.35m into bay x 3.35m (20'10 into bay x 11')

Very well proportioned reception room with a living area and side dining space. UPVC double glazed walk in bay window enjoys delightful elevated views of the front communal garden with Woodlands Road beyond. Two side opening lights and fitted vertical window blinds. The focal point of the room is a polished marble effect fireplace with display surround and a matching raised hearth supporting an electric coal effect fire. Two electric night storage heaters both with display shelves above. Corniced ceiling with an overhead light and four fitted wall lights. Wall mounted entry phone handset. Side emergency pull cord. Television aerial point and telephone socket. Obscure glazed inner door leads to the adjoining Breakfast Kitchen.



BREAKFAST KITCHEN

3.10m x 2.29m (10'2 x 7'6)

Larger than average Breakfast-Kitchen comprising a good range of eye and low level cupboards and drawers. Incorporating corner display shelving and a glazed display unit. Inset single drainer sink unit with a chrome centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Belling electric oven. Siemens four ring electric ceramic hob with an illuminated extractor hood above. Integrated fridge with a matching cupboard front. Housing for a separate freezer. Corner laminate topped breakfast bar with wooden chairs. Ceramic tiled floor and corniced ceiling.

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BEDROOM

4.09m x 2.59m (13'5 x 8'6)

Good sized double bedroom. UPVC double glazed window with side opening light enjoys the delightful views of the front gardens with Woodlands Road beyond. Fitted vertical window blinds. Good range of fitted bedroom furniture comprises a wardrobes with a number of inset mirrored panels, over bed storage and matching bedside drawer units. Corniced ceiling. Telephone point. Emergency pull cord. Television aerial socket.



BATHROOM/WC

2.24m x 1.70m (7'4 x 5'7)

Three piece coloured suite comprises: Panelled bath with a Triton Cara electric over bath shower. Pedestal wash hand basin with a wall mirror above and wall mounted shaving point. The suite is completed by a low level WC. Electric heated towel rail. Emergency pull cord. Wall mounted Creda electric convector heater. Fitted wall light and wall mounted extractor fan. Ceramic tiled walls with an inset floral pattern relief.



DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of individual night storage heaters.

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 £219.63 (April 2026) 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

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term of 199 years (166 years remaining) subject to an annual ground rent currently included in the annual service charge. Council Tax Band C

NOTE

The newly laid carpets are included in the asking price together with the curtains, blinds and light fittings.

LOCATION

This spacious ground floor one bedroomed retirement apartment enjoys a delightful position overlooking the communal gardens bordering Woodlands Road at the front of this popular development known as Fairhaven Court which was constructed in the early 1990's and is yards from Ansdell's thriving shopping facilities on Woodlands Road, with bus services running along Clifton Drive to both Lytham and St Annes principal centres. Ansdell also has its own Railway Station, Library and Post Office. 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. Viewing essential. No Onward Chain.

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 out their own investigations before contract. Details Prepared September 2026



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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		England & Wales	EU Directive 2002/91/EC	



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