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4 Joflor Mount 54 North Promenade, St Annes

- Impressive 1st & 2nd Floor Converted Maisonette
- Boasting Panoramic Beach & Sea Views
- Very Spacious Lounge with Bay Window & Adjoining Dining Room with Large Sun Balcony
- Fitted Breakfast Kitchen & Cloaks/WC
- 1st Floor Double Bedroom & Bathroom/WC
- 2nd Floor Sitting Area with Beautiful Views
- Bedroom with Dressing Room & Study Leading Off
- Third Fitted Double Bedroom & Shower Room/WC
- Communal Front Gardens & Allocated Garage, Storage Space in Communal Cellar
- Leasehold, Council Tax Band E & EPC Rating E

£450,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Feature communal covered canopied entrance with stone pillars and attractive floor tiles. External lighting. Security entry phone system. Hardwood inner door with leaded stained glass panels leads to the Hallway.

COMMUNAL HALLWAY



Spacious and impressive central communal Hall with access for all four apartments. Electric heating from a number of night storage heaters. Individual post boxes. Feature wide turned staircase (no lift) leads off to the first floor with oak handrails. To the half landing is a beautiful period bay with display window seat and feature 'Four Seasons' stained glass.

FIRST FLOOR COMMUNAL LANDING



PRIVATE ENTRANCE

HALLWAY

21'8 x 7'10

Spacious central Hall approached through a hardwood door with an inset obscure glazed panel. Ornate corniced ceiling and picture rails. Overhead light and two wall lights. Cast iron period style radiator. Wall mounted entry phone handset. Staircase leads off to the 2nd floor accommodation with a decorative glazed balustrade. Useful understair cloaks/store cupboard with shelving, overhead light and circuit breaker fuse box. Feature wood panelled doors leading off with inset glazed panels.

LOUNGE

22'2 into bay x 20'3



Impressive principal reception room with a large feature walk in bay with hardwood double glazed windows with upper decorative arched glazed windows. Enjoying the beautiful beach and sea views and making the most of the St Annes sunsets. Curved cast iron radiator below. High level ceiling with cornicing and an overhead light. Two further cast iron radiators and a double glazed window to the side elevation with a side opening light. Television aerial point. Focal point of the room is an attractive fireplace with a polished wood display surround, tiled hearth and inset supporting a multi fuel burning cast iron stove. Archway leads to the adjoining Dining Room.

DINING ROOM



Second spacious reception room approached from both the Hallway and Lounge. High level covered ceiling with an overhead light and two wall lights. Cast iron radiator. UPVC double glazed double opening French doors lead on to the Balcony.

SUN BALCONY



Spacious sun terrace with a decorative stone balustrade. Ceramic tiled floor. Enjoying the sweeping sea views to the front elevation.



BREAKFAST KITCHEN

15'4 x 11'10



Well fitted family Kitchen. Three UPVC double glazed windows to the side elevation

all with opening lights and window blinds. Excellent range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap and boiling water feature. Set in Quartz work tops with matching splash back and concealed down lighting. Matching peninsular breakfast bar with further cupboards below. Kickspace electric heating. Built in appliances comprise: Siemens four ring induction hob. Elica brushed chrome and glass extractor canopy above. Siemens electric double oven and grill. Indesit microwave oven. Integrated Siemens dishwasher, washing machine and tumble dryer, all with matching cupboard fronts. Large Beko American style fridge/freezer. Aerial point and socket for a wall mounted TV. Feature high level ceiling with a central decorative mural and canopied spot lights. Tiled effect flooring.



REAR HALLWAY

11'1 x 3'8

Corniced ceiling with an overhead light and wall light. Picture rails. Cast iron radiator. Two white panelled doors lead off to the Bedroom and Bathroom. Panelled door with an inset obscure glazed panel and roller blind leads to the Cloaks/WC.

CLOAKS/WC

4'5 x 2'5

UPVC obscure double glazed window to the rear elevation with a side opening light and window blinds. Two piece suite comprises: Wall hung wash hand basin. Semi concealed low level WC. Double doors above reveal a fitted cupboard with shelving. Two inset ceiling spot lights. Karndean wood effect flooring.

BEDROOM ONE

11'10 x 10'9 plus wardrobes



Well fitted double bedroom. UPVC double glazed window to the rear aspect with two

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side opening lights. Fitted electrically controlled window blinds. Cast iron radiator. Picture rails. Karndeane wood effect flooring. Extensive range of modern fitted furniture by Ultrafit in Cleveleys, comprises: Double wardrobe with overbed storage. Matching bedside single wardrobes with drawers below. Further bank of fitted wardrobes with a central cupboard. Knee-hole glass topped dressing table with drawers to the side. Power points incorporating USB sockets.

BATHROOM/WC

112 x 6'3

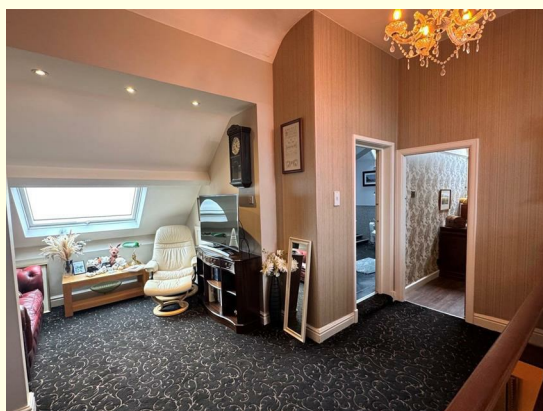


UPVC obscure double glazed window to the side elevation. Additional obscure double glazed window to the rear with two side opening lights, window blinds and tiled display sill. Four piece white suite comprises: L shaped panelled bath with spa fittings and a centre mixer tap. Plumbed over bath shower with a curved glazed screen. Duravit wall hung vanity wash hand basin with a centre mixer tap and cupboard below. Wall mirror above with two wall lights. Wall mounted shaving point. Duravit semi concealed low level WC and adjoining Bidet completing the suite. Chrome heated ladder towel rail. Karndeane wood effect flooring. Six inset ceiling spot lights and extractor fan. Ceramic tiled walls.

SECOND FLOOR

LANDING/SITTING ROOM

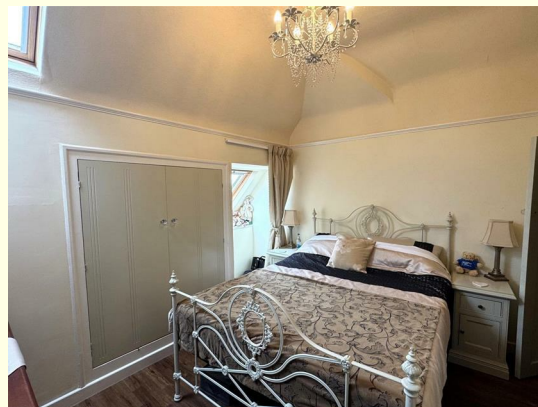
17 x 13' max



Approached from the previously described staircase with matching glazed balustrade. Pitched ceiling with a high level hardwood glazed triangular window to the rear elevation. Velux double glazed pivoting roof light to the Sitting area boasts the sea views to the front elevation. Four inset ceiling spot lights and over head light. Television aerial point. Roof eaves access. Panelled doors leading off.

BEDROOM TWO

11'4 x 11'3 approx



Tastefully decorated double bedroom with two Velux double glazed pivoting roof lights to the side elevation. Karndeane wood effect flooring. Picture rails. Cast iron radiator. Double doors reveal a fitted double wardrobe. Further set of double doors lead to the walk in Dressing Room.

DRESSING ROOM

8'10 x 7'6



Matching wood effect flooring. Pitched ceiling with three inset spot lights. Built in wardrobes and drawers to the roof eaves, making excellent use of the space on offer. Door leads to the Study.

STUDY

10'8 x 10'5



Velux double glazed pivoting roof light to the side elevation. Pitched ceiling with exposed beams and four inset spot lights. Matching wood effect flooring. Wall mounted Worcester combi gas central heating boiler. Wall mounted brushed chrome panel radiator. Fitted display shelving and drawer units.

BEDROOM THREE

15'2 x 13' plus wardrobes



Third well fitted double bedroom. Electrically operated Velux double glazed opening window to the side elevation. Further matching high level triangular window to the rear aspect with fitted shutters. Overhead light and ceiling fan. Wood effect flooring. Cast iron radiator. Excellent range of fitted bedroom furniture comprising bank of wardrobes and drawers to two walls. Bedside glass topped drawer units with two wall lights incorporating reading lights. Dressing table with drawers below and cupboards to the side. Canopied lighting and provisions for a wall mounted TV.

SHOWER ROOM/WC

12'2 x 10'5 max into shower



(max L shaped measurements) Velux double glazed pivoting roof light to the side elevation. Four piece white suite comprises: Wide step in shower compartment with sliding glazed doors and a plumbed shower. Twyford pedestal wash hand basin with a centre mixer tap. Illuminated mirror fronted cabinet above. Twyford low level WC and adjoining Bidet completes the suite. Part mosaic tiled walls. Brushed chrome panel radiator and chrome heated ladder radiator. Mirror fronted wall hung bathroom cabinet. Pitched part panelled ceiling with six inset spot lights. Wall mounted extractor fan.

OUTSIDE

To the front of Joflor Mount is a good sized walled sunken communal garden which enjoys a sunny south westerly facing aspect and is surrounded by well stocked established flower and shrub borders which provides privacy. 'In and out' driveways lead to the rear of the property and the allocated Garages. Note: the driveways are to be kept clear but can be used for unloading etc.

From the rear courtyard is external access to the communal Cellar and we understand this apartment has a useful storage area allocated. The cellar also houses the electric meters. External gas meter.

GARAGE

15'7 x 9'6

Wood panelled concrete Garage is allocated to this property and has a useful additional store room to the rear of the Garage. Approached through an electric up and over door. Power and light connected. Note: we understand the Garage has had a new roof.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 7-8 years old) in the 2nd floor Study serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

MAINTENANCE

An informal agreement is in place with each of the four flat owners paying £100 each month to administer and control outgoing expenses to common parts, this includes the ground rent, buildings insurance, gardening, window cleaning, cleaning and electric heating to the communal areas. If any additional work is required to communal areas Flat 4 pays 27.5% of those costs as and when required. We understand external painting of the property is carried out approximately every 4 years. Solicitors to confirm.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 998 years subject to an annual ground rent included in the monthly service charge. Council Tax Band E

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NOTE

We understand pets are not allowed. Lettings are allowed but not short term holiday lets.

LOCATION



Joflor Mount is an impressive detached period property that was converted into four apartments approximately 50 years ago and this superb three bedroomed maisonette is split over the 1st and 2nd floor and boasts the most panoramic beach views to the front aspect and has a large 1st floor SOUTH WEST FACING terrace. St Annes Square is within walking distance and there are bus services running along Clifton Drive North to Blackpool, St Annes and Lytham centres. An internal viewing is essential to appreciate the spacious accommodation this unique property has to offer. 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 June 2026



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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	

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			
England & Wales		EU Directive 2002/91/EC	



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