



ESTATE AGENTS • VALUER • AUCTIONEERS



## 15 The Homestead Henry Street, Lytham

- Superb 1st Floor Purpose Built Retirement Apartment
- With Views Overlooking Queen Street
- Lounge with Dining Area
- Modern Fitted Kitchen
- Double Bedroom
- Modern Shower Room/WC
- Double Glazing & Electric Heating, Newly Fitted Carpets Throughout
- No Onward Chain
- In the Heart of Lytham Centre
- Leasehold, Council Tax Band B & EPC Rating C

**£112,500**

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



[www.johnardern.com](http://www.johnardern.com)



# 15 The Homestead Henry Street, Lytham

## GROUND FLOOR

### COMMUNAL ENTRANCE

Security entry phone system. Spacious recently carpeted communal Hallway. Lift and stairs to all floors.



### COMMUNAL LOUNGE

Tastefully presented Residents Lounge leading off with the House Manager's office and Kitchenette.



### LOUNGE WITH DINING AREA

4.47m x 3.30m (14'8 x 10'10)

Tastefully appointed Lounge with Dining Area. UPVC double glazed window with two side opening lights overlooks Queen Street. Fitted window blinds and new fitted carpet. Television aerial point. Telephone point. Dimplex wall mounted electric night storage heater. Corniced ceiling. Two wall lights. The focal point of the room is an electric fire standing on a raised hearth. Archway gives access to the adjoining Kitchen.



## FIRST FLOOR

### PRIVATE ENTRANCE HALLWAY

2.90m x 0.94m (9'6 x 3'1)

With a wall mounted entry phone handset and emergency control panel. Corniced ceiling and wall light. Useful walk in cloaks/store cupboard containing the hot water cylinder with pine shelving below and open shelving. Electric fuse box. Matching doors leading off.



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## KITCHEN

2.44m x 1.78m (8' x 5'10)

Modern fitted Kitchen comprising a range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in wood effect working surfaces with matching splash back. Concealed down lighting. Built in appliances comprise: Lamona two ring electric hob. Brushed chrome splash back and an illuminated extractor canopy above. Lamona electric oven and grill below. Lamona integrated dishwasher with a matching cupboard front. LED freestanding fridge/freezer. Corniced ceiling and an overhead light. Emergency pull cord.



## DOUBLE BEDROOM

3.56m x 2.74m (11'8 x 9'0)

Spacious double bedroom with a UPVC double glazed window and two side opening lights overlooking Queen Street. Fitted roller blind. Fitted double wardrobe. Dimplex night storage heater. Television aerial point. Corniced ceiling. Emergency pull cord. Two wall lights. Newly fitted carpet. Telephone point.



## SHOWER ROOM/WC

1.88m x 1.70m (6'2 x 5'7)

Modern three piece white bathroom suite comprises: Wide shower cubicle with a curved glazed screen and a Mira Advance electric shower. Pedestal wash hand basin with a mirror fronted cabinet above. The suite is completed by a low level WC. Ceramic tiled walls. Chrome electric ladder heated towel rail. High level Dimplex electric heater. Access to loft. Emergency pull cord.



## ELECTRIC HEATING

The property has electric heating from a number of night storage heaters and additional electric bathroom heater.

## DOUBLE GLAZING

Where previously described the windows have UPVC DOUBLE GLAZED units

## COMMUNAL LAUNDRY ROOM

The Homestead has a communal laundry room which is available to all residents with modern washing machines and tumble dryers.

## GUEST SUITE

There are two guest suites available to book for visitors through the House Manager.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £3336.54 per annum (March 2025) is currently levied. This includes the Buildings Insurance.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 99 years (61 years remaining) subject to an annual ground rent of £456.84. Council Tax Band B. (To be advised).

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## COMMUNAL GARDENS & PARKING

The Homestead stands in attractive communal landscaped gardens with a private communal garden to the rear with seating for residents. A limited number of parking spaces to the rear are available for residents but is subject to availability.

## N.B.

We understand pets and lettings are allowed at The Homestead, but with permission and approval by the Management Company. (Solicitor to confirm)

## LOCATION

This superb one bedroomed 1st floor retirement apartment at The Homestead overlooks Queen Street to the side of the development. Situated in a most convenient position right in the heart of Lytham town centre adjoining the tree lined shopping facilities, restaurants, bars and town centre amenities. The Homestead has the benefit of a House Manager with a number of communal facilities including Laundry and Guest Suites. Viewing recommended. 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## Digital Markets, Competition and Consumers Act 2022

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 October 2025

### 15, The Homestead, Henry Street, Lytham St Annes, FY8 5LJ



Total Area: 40.3 m<sup>2</sup> ... 434 ft<sup>2</sup>

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		EU Directive 2002/91/EC	
		79	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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