JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

2 Ribble Point 255 Inner Promenade,

- Most Impressive Ground Floor Purpose Built Apartment
- Overlooking the South Facing Front Gardens & Fairhaven Lake Beyond
- Feature Reception Hallway with Full Length Windows
- Large Lounge with a South Facing Balcony
- Dining Room & Open Plan Kitchen
- Utility Room & Cloaks/WC
- Two Large Fitted Double Bedrooms & a 2nd Balcony
- En Suite Bathroom/WC & Separate Shower Room/WC
- Allocated Double Garage, No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating B

£565,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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2 Ribble Point 255 Inner Promenade,

GROUND FLOOR

REAR COMMUNAL ENTRANCE
Very tastefully presented Communal Hall with a security video entry system. Lift and stairs to all floors. Individual post boxes.

PRIVATE ENTRANCE

RECEPTION HALLWAY/GARDEN ROOM
19'10 x 15'1 max

Very impressive central entrance leading to a delightful reception Hall. Feature full length double glazed picture window enjoying the front communal garden views with Fairhaven Lake beyond. Two large central opening lights. Detailed corniced ceiling with two overhead lights. Internet/telephone point. Television aerial point. Single panel radiators. Useful built in store cupboard with an overhead light. Second built in cloaks store cupboard again with an overhead light.

CLOAKS/WC
6'2 x 5'7
Good sized Cloakroom with a two piece white suite. Semi concealed low level WC. Adjoining vanity wash hand basin with a centre mixer tap set in a laminate display surround with cupboards below. Large wall mirror above. Inset ceiling spot lights and extractor fan. Single panel radiator. Ceramic tiled walls and floor.

INNER HALLWAY
13'6 x 4'6
Corniced ceiling with an overhead light. Single panel radiator. Matching panelled doors leading off to the Lounge, Dining Kitchen and Utility Room.

PRINCIPAL LOUNGE
22'2 x 12'9

Well proportioned and tastefully presented principal reception room. Recently decorated with a newly fitted carpet. Double glazed double opening French doors overlook and give direct access to a sun Balcony. Matching double glazed full length panels to either side making the most of the south facing front aspect. Two single panel radiators. Detailed corniced ceiling with inset spot lights. Television and satellite aerial points. Telephone point. Focal point of the room is a marble effect fireplace with a matching raised hearth and inset, supporting a gas coal effect living flame fire.

SUN BALCONY
12'6 x 5'7
Good sized covered Balcony/Terrace with a glass and chrome balustrade. Side external wall light. Block paved flooring. With delightful views of the well kept communal front gardens and Fairhaven Lake beyond.

DINING ROOM
11'2 x 10'7

Second reception room being open plan to the adjoining Kitchen. Corniced ceiling with inset spot lights. Single panel radiator. Television aerial point. Archway to the Kitchen.

OPEN PLAN KITCHEN
13'1 x 10'6

UPVC double glazed windows to the front and side elevations, providing excellent south facing sunlight. Both with side opening lights and fitted vertical window blinds. Good range of eye and low level cupboards and drawers. Incorporating an illuminated glazed display unit. Stainless steel one and a half bowl sink unit with a centre mixer tap and moulded drainer. Set in heat resistant granite working surfaces with splash back tiling and concealed down lighting. Built in Neff appliances comprise: Neff four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Neff electric oven and grill. Combination microwave/oven.

Integrated dishwasher and larder fridge, both with matching cupboard fronts. Built in cupboard houses a wall mounted Worcester combi gas central heating boiler with pine shelving below. Inset ceiling spot lights.

UTILITY ROOM
6'4 x 6'2

Useful separate Utility. Stainless steel sink unit with a centre mixer tap set in granite working surfaces with splash back tiling. Fitted cupboard below. Freestanding Siemens washing machine and tumble dryer. Freestanding fridge/freezer. Two overhead spot lights and a ceiling extractor fan.

BEDROOM WING

REAR HALLWAY
11'6 x 4'2

Leading off the central Reception Hall. Corniced ceiling with an overhead light. Matching doors leading off.

BEDROOM SUITE ONE
19'8 x 13'2

Spacious principal en suite double bedroom. UPVC double glazed double opening French doors give direct access to a second south facing sun Balcony. Matching double glazed full length panels to either side of the doors. Corniced ceiling with inset spot lights. Television aerial point. Single panel radiator. Extensive range of fitted bedroom furniture comprises: Bank of fitted wardrobes with three central mirrored panels. Fitted headboard and a bedside drawer unit. Kneehole dressing table with drawers to either side. Door leads to the En Suite.

2 Ribble Point 255 Inner Promenade,

SUN BALCONY
12'6 x 4'8

Good sized covered Balcony/Terrace with a glass and chrome balustrade. Side external wall light. Block paved flooring. With delightful views of the well kept communal front gardens and Fairhaven Lake beyond.

EN SUITE BATHROOM/WC
9'5 x 6'9

Spacious en suite comprising a four piece white suite. Villeroy & Boch panelled bath with a centre mixer tap. Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower. Semi concealed low level WC. Adjoining vanity wash hand with a centre mixer tap, set in a laminate display surround and having cupboards below. Matching wall mounted bathroom cabinet. Fitted wall mirror with canopied lighting above and a shaving point. Inset ceiling spot lights and a Vent-Axia wall mounted extractor fan. Chrome heated ladder towel rail. Tiled walls.

BEDROOM TWO
23'9 x 10'6

Second large double bedroom. UPVC double glazed window overlooks the front gardens with two side opening lights and fitted vertical window blinds. Single panel radiator. Corniced ceiling. Additional double glazed window to the side aspect with two side opening lights and matching window blinds. Telephone point. The bedroom is again well fitted with a bank of wardrobes, with two concealed large single drop down beds. Wide kneehole dressing table/desk unit with drawers to either side.

SHOWER ROOM/WC
10'5 x 7'

Large Shower Room comprising a four piece white suite. Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower with multi body jets and an additional hand held shower. Semi concealed low level WC. Adjoining vanity wash hand with a centre mixer tap, set in a laminate

display surround and having cupboards below. Matching wall mounted bathroom cabinet. Fitted wall mirror with canopied lighting above and a shaving point. A Roca bidet completes the suite. Inset ceiling spot lights and a Vent-Axia wall mounted extractor fan. Chrome heated ladder towel rail. Ceramic tiled walls. Tiled effect flooring.

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

Where previously described the windows have been DOUBLE GLAZED

SECURITY

The apartment has its own security alarm system.

OUTSIDE

Ribble Point stands in superb landscaped walled gardens to the front elevation with a wrought iron balustrade. A block paved wide driveway leads to the rear courtyard and garaging. External tap and a car washing area. Three additional visitor car parking spaces and unloading bay.

DOUBLE GARAGE

Brick constructed double garage (No 2) approached through an electrically operated up & over door. Power and light supplies connected.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £3175.28 per annum is currently levied and this includes the Buildings Insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years (977 years remaining) subject to an annual ground rent of £250. Council Tax Band F

NOTE

We understand Pets are not allowed. Long term lets are allowed, but not holiday lets.

LOCATION

Ribble Point is a small selected development constructed in late 2002 to 2003 by Newfield Jones to a very high standard and enjoys a superb location directly facing FAIRHAVEN LAKE with its many attractions and having the beach and foreshore adjoining. There are transport services running along Clifton Drive to both Lytham and St Annes principal shopping centres and there are local shops within just a few minutes stroll on Woodlands Road in Ansdell together with its own train station linking Blackpool, Preston and beyond. An early inspection is strongly recommended to fully appreciate the excellent well planned and spacious accommodation this ground floor two bedroomed apartment has to offer which benefits from two south facing covered sun balconies with views of the very well kept front communal gardens with the Lake beyond. 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

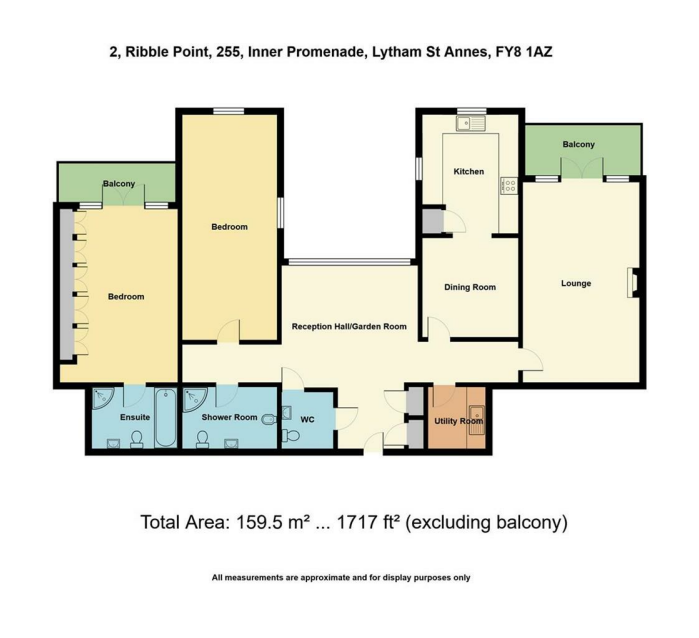
THE GUILD

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 and Consumers Act 202

2 Ribble Point 255 Inner Promenade, Fairhaven

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 August 2025



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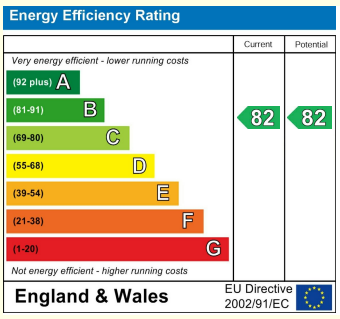

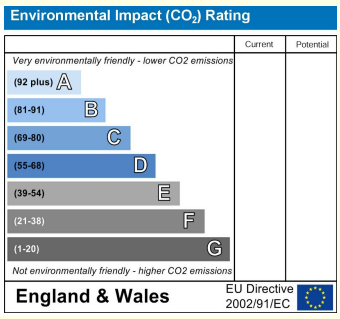

The Property Ombudsman

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