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











25 Fairhaven Court 65 Woodlands Road, Ansdell

- 2nd Floor Purpose Built Retirement Apartment
- Lounge with Bay Window Overlooking the Rear of the Development
- Adjoining Open Plan Modern Dining Kitchen
- Fitted Double Bedroom
- Modern Shower Room/WC
- UPVC Double Glazing & Electric Heating
- Close to Local Shops & Granny's Bay
- No Onward Chain
- Viewing Recommended
- Leasehold, Council Tax Band C & EPC Rating C

£89,950

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

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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.







SECOND FLOOR

PRIVATE ENTRANCE

HALLWAY

L shaped entrance Hall. Corniced ceiling with two overhead lights. Wall mounted emergency control panel. Deep walk in airing cupboard/store (6'2 x 3') with an overhead light, pine shelving and housing an insulated hot water cylinder. White panelled doors leading off.



OPEN PLAN DINING KITCHEN

2.74m x 2.34m (9' x 7'8)

Adjoining modern Dining Kitchen with a range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in roll edged laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Lamona four ring electric ceramic hob. Illuminated extractor above. Electric oven and grill below. Integrated fridge/freezer with a matching cupboard front.



LOUNGE

5.74m into bay x 3.05m (18'10 into bay x 10')

Spacious open plan Lounge with Dining Kitchen adjoining. Walk in UPVC double glazed bay window enjoys a peaceful Westerly aspect looking over the rear of the development. Two side opening lights and having integral window blinds. Two electric night storage heaters. Corniced ceiling with an overhead light. Wall mounted security entry phone handset. Television aerial sockets. Emergency pull cord.

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BEDROOM
4.95m x 2.69m (16'3 x 8'10)
Good sized and nicely decorated double bedroom. UPVC ouble glazed window overlooks the Westerly rear elevation with a side opening light and double layered integral window blinds. Corniced ceiling with an overhead light. Electric night storage heater. Television aerial point. Telephone point. Range of fitted furniture comprises a double wardrobe with inset mirrored panels. Additional double and single wardrobes with overbed storage units concealing an emergency pull cord.





SHOWER ROOM/WC
2.69m x 2.36m (8'10 x 7'9)
Modern three piece white suite comprises: Wide shower cubicle with a Triton T80 electric shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Wall mounted shaving point. Low level WC. Part tiled walls. Chrome heated ladder towel rail. Corniced ceiling with an overhead light. Wall mounted extractor fan. Emergency pull cord.



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

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

LOCATION
This well planned 2nd floor retirement apartment enjoys a quiet position overlooking the rear 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

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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 our their own investigations before contract. Details Prepared June 2026

25, Fairhaven Court, 65, Woodlands Road, Lytham St Annes, FY8 1YJ

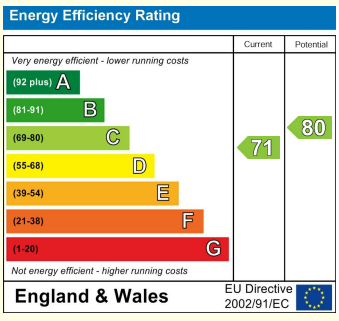


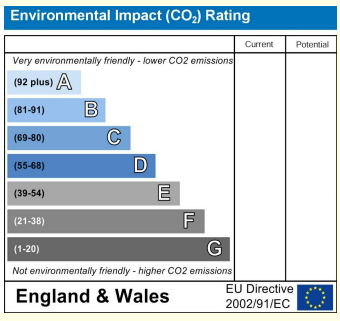
Total Area: 51.4 m² ... 553 ft²

All measurements are approximate and for display purposes only

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