



ESTATE AGENTS • VALUER • AUCTIONEERS



## 9 Grannys Bay 265 Inner Promenade, Fairhaven

- Spacious 2nd Floor Purpose Built Apartment
- Sun Balcony with Stunning Views Across Grannys Bay
- Large Lounge & Dining Room
- Dining Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Spacious Bathroom/WC
- Allocated Garage with Electric Up and Over Door
- Private Store Room, Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating B

**Offers In The Region Of £465,000**

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



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



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## LOWER GROUND FLOOR

### REAR COMMUNAL ENTRANCE

Wall mounted security video entry system. Lift and stairs to all floors. Access to an allocated private numbered STORE ROOM.

### SECOND FLOOR COMMUNAL LANDING

Secure inner communal Hall with additional security code access leading to three apartments.

### PRIVATE ENTRANCE

### HALLWAY

Spacious entrance Hall. Wall mounted Video entry phone security system. Corniced ceiling. Telephone point. Panel radiator with a decorative screen. Three overhead lights. Wall mounted picture light. Double doors reveal a built in airing cupboard houses an insulated hot water cylinder with shelving for linen storage. Panelled doors leading off to all rooms.



### LOUNGE

7.67m min x 3.58m (25'2 min x 11'9)

Very spacious principal reception room. UPVC double glazed sliding patio doors give direct access to the SUN BALCONY with panoramic sea views beyond. Corniced ceiling. Two wall lights. Double and single panel radiators. Television aerial point. Focal point of the room is a fireplace with a white display surround, raised marble hearth and inset supporting an electric fire. Two additional UPVC double glazed opening windows to the side elevation provide further excellent natural light. Fitted window blinds. Second television aerial point. Archway leads to the adjoining Dining Room.



### DINING ROOM

4.27m x 3.76m (14 x 12'4)

Second spacious reception room leading off the Lounge and with an additional door from the Hallway. UPVC double glazed window to the side elevation with a side opening light. Corniced ceiling and dado rails. Single panel radiator. Overhead light. Door reveals a very useful walk in cloaks/store room 3'2 x 3'2 with overhead light and shelving.



### SUN BALCONY

3.48m x 1.60m (11'5 x 5'3)

Well proportioned Balcony with a glazed balustrade with chrome handrails. Tiled floor. Two external wall lights. Enjoying stunning south facing views across Grannys Bay and towards Fairhaven Lake.

### DINING KITCHEN

5.41m x 2.67m (17'9 x 8'9)

UPVC double glazed window overlooks the rear aspect with a side opening light. Additional double glazed opening window to the side elevation, again providing excellent natural light. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit. One and a half bowl single drainer sink unit with a centre mixer tap. Set in heat resistant work surfaces with splash back tiling and concealed

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downlighting. Built in appliances comprise: Neff four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Neff electric oven and grill. Neff microwave oven above. Integrated fridge/freezer. Integrated Neff dishwasher and Miele washer/dryer. Concealed gas central heating boiler. Single panel radiator. Corniced ceiling. Telephone point.



## BEDROOM TWO

3.84m x 2.77m (12'7 x 9'1)

Second double bedroom. UPVC double glazed window to the rear elevation with a side opening light. Single panel radiator. Corniced ceiling. Overhead light.



## BEDROOM SUITE ONE

4.95m x 2.90m (16'3 x 9'6)

Principal double bedroom suite. UPVC double glazed window overlooks the rear of the development. Side opening light. Single panel radiator. Corniced ceiling. Telephone point. Door leading to the En Suite.



## BATHROOM/WC

3.28m x 2.62m (10'9 x 8'7)

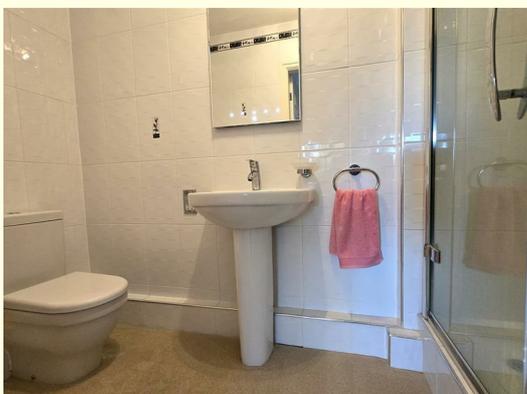
Spacious principal bathroom comprising a four piece suite. Step up tiled panelled bath with a centre mixer tap and hand held shower attachment. Tiled display sill. Illuminated display alcove with glass shelving. Further over bath lighting. Pedestal wash hand basin. Illuminated wall mirror above and wall mounted shaving point. Low level WC and adjoining Bidet completes the suite. Display sill above. Tiled walls. Single panel radiator. Wall mounted extractor fan.



## EN SUITE SHOWER/WC

2.87m into shower x 1.14m (9'5 into shower x 3'9)

Three piece white suite comprises: Step in shower compartment with a pivoting glazed door and plumbed shower. Ideal Standard pedestal wash hand basin with a centre mixer tap. Illuminated mirror above. Low level WC. Tiled display recess with a built in cupboard below. Chrome heated ladder towel rail. Ceramic tiled walls. Wall mounted shaving point. Overhead light and wall mounted extractor fan.



## OUTSIDE

To the front of the development there are well kept communal landscaped lawned gardens with shrub and flower borders. Central visitor and additional car parking spaces. Matching driveway leads to the rear courtyard, communal entrance and access to the garaging.

## GARAGE

Allocated numbered garage approached through an electric up and over door. Power and light connected.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a boiler concealed in the Kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £100. Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £654 per quarter is currently levied.

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## LOCATION

This very spacious second floor two bedroomed purpose built apartment is situated in a select development known as 'Grannys Bay', constructed by local builder Keith Bell. Offering a most convenient location within just a few minutes stroll to Ansdell's thriving shopping facilities on Woodlands Road together with the station and there are transport services within 100 yards leading to both Lytham and St Annes main centres. The apartment has a SUN BALCONY with panoramic views across GRANNY'S BAY with the beach and foreshore beyond and adjoins FAIRHAVEN LAKE with its many leisure and sporting attractions. Viewing strongly recommended to appreciate the spacious accommodation this apartment has to offer. No onward chain.



9, Grannys Bay, 265, Inner Promenade, Lytham St Annes, FY8 1AZ



Total Area: 123.8 m<sup>2</sup> ... 1333 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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)

## Consumer Protection from Unfair Trading Regulation

John Arden & 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 January 2025



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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	

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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