JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

40 Homelinks House 39 Clifton Drive, Lytham

- 2nd Floor Retirement Apartment
- Views of the White Church with Ribble Estuary Beyond
- Spacious Lounge
- Kitchen with an External Window
- Double Bedroom
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Close to Local Shops & Grannys Bay
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating C

£94,950

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

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GROUND FLOOR

COMMUNAL ENTRANCE
Communal entrance with entry phone security system. Spacious residents lounge. Lift and stairs to all floors.

SECOND FLOOR
Unique location on the corner of the landing with no adjoining apartments.

ENTRANCE HALL
2.64m x 0.91m (8'8 x 3')
From the hall there is a loft access for storage. Side airing cupboard/cloaks store with an Ariston hot water cylinder and having wall mounted electric meter and fuses. Recently fitted carpet.

LOUNGE WITH DINING AREA
5.26m x 3.28m (17'3 x 10'9)
Well proportioned lounge with dining area. Double glazed tilt & turn window enjoys arguably the best views in the development and facing the 'White Church' with views beyond looking over the Ribble Estuary with Southport in the back ground. The lounge has a recently fitted slimline Kingfisher panel heater. Fitted centre and matching wall lights. Focal point of the room is a modern fireplace supporting an electric coal effect fire. Corniced ceiling and fitted wall lights. Matching carpet. Wall mounted emergency control panel. Five 13 amp power points. Television and telephone sockets. Recently fitted carpets. Leading to:

KITCHEN
2.21m x 1.73m (7'3 x 5'8)
Nicely appointed fitted kitchen also benefiting from a double glazed tilt and turn window enjoying views of the white church and the Ribble Estuary. Range of wall and floor mounted cupboards and drawers. Incorporating two wine racks. Turned laminate working surfaces. Inset one and a half bowl stainless steel sink unit. Indesit electric automatic oven. Cooke & Lewis four ring ceramic hob. Space for a fridge/freezer. Corniced ceiling and wall strip light.

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BEDROOM

4.32m x 2.64m (14'2 x 8'8)

Tastefully appointed double bedroom. Three fitted double wardrobes. Recently fitted Kingfisher electric panel heater. Tilt & turn double glazed window enjoys interesting views looking over the side court yard and gardens with Ansdell Road South in the back ground. Wall mounted emergency control panel. Corniced ceiling. Recently fitted carpet.

SHOWER ROOM/WC

2.03m x 1.63m (6'8 x 5'4)

Ceramic tiled walls. Three piece modern white suite comprises: Step in wide shower cubicle with a Mira Azora electric shower. Pedestal wash hand basin. The suite is completed by a low level WC. Fitted mirror fronted medicine cabinet. Ceramic tiled walls and floor. Electric heated chrome ladder towel rail. Extractor fan.

ELECTRIC HEATING

The property enjoys the benefit of two recently fitted Kingfisher slimline electric heaters supplemented by a heated ladder towel rail in the bathroom.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

LOCATION

We are delighted to offer arguably one of the best apartments in Homelinks House occupying the corner second floor with STUNNING VIEWS looking past the White Church with the Ribble Estuary and Granny's Bay beyond. Also being unique as there is no adjoining apartments, only one below. The development is well run with a House Manager and is situated within just a short stroll to Ansdell's Thriving shopping facilities on Woodlands Road together with the local Post Office and having transport services running adjacent to the development to both Lytham and St Annes centres. This particular apartment must be viewed internally to be fully appreciated. No Onward Chain

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GUEST SUITE
A guest suite is available on the first floor which is ideal for relatives or friends

LAUNDRY ROOM
Homelinks House has a communal laundry room available to all residents

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £337 per month is currently levied and this includes the ground rent.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 99 years (from September 1984, 57 years remaining) subject to an annual ground rent included the annual service charge (solicitor to confirm). Council Tax Band B

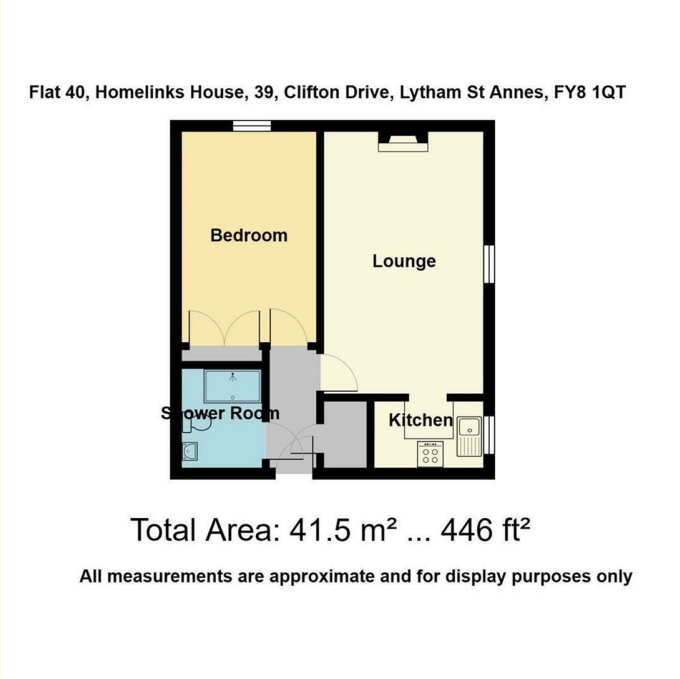
VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

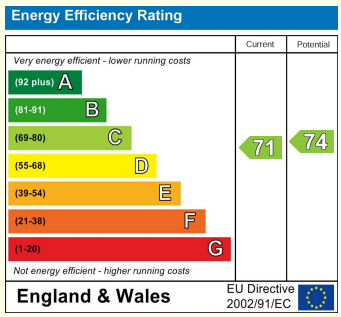
INTERNET & EMAIL ADDRESS
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

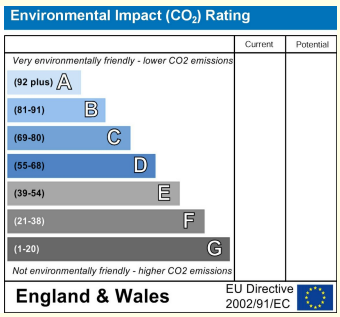
THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have 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 July 2026







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