



ESTATE AGENTS • VALUER • AUCTIONEERS



8 Grannys Bay 265 Inner Promenade,

- Stunning 2nd Floor Purpose Built Apartment
- Spacious Balcony with Panoramic Sea Views and Accessed from All Principal Rooms
- Large Lounge with Dining Area
- Modern Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Allocated Garage with an Electric Up & Over Door
- Private Store Room, Electric Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F, EPC Rating C

£498,950

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



www.johnardern.com



8 Grannys Bay 265 Inner Promenade,

LOWER GROUND FLOOR

REAR COMMUNAL ENTRANCE

Wall mounted security video entry system. Lift and stairs to all floors. Monitored CCTV. Access to an allocated private numbered and lockable STORE ROOM - 4'9 X 3'8 with an overhead light and shelving.

SECOND FLOOR COMMUNAL LANDING

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

PRIVATE ENTRANCE

HALLWAY

21'1 x 8'7



Tastefully presented and spacious central Hallway. Corniced ceiling with two overhead lights. Single panel radiator. Built in cupboard houses a slimline Heatrae Sadia electric boiler (2011) serving the panel radiators, with an overhead light, shelving and good storage space. A 2nd adjoining cupboard houses a hot water cylinder (2011) with immersion heater for the domestic hot water, again with an overhead light. Double doors reveal a very useful walk in carpeted store room 4'7 x 4'7, with an overhead light and fitted double wardrobe for cloaks storage.

LOUNGE WITH DINING AREA

25'8 x 12'



Impressive principal reception room with a UPVC double glazed picture window enjoying the stunning front south facing views with a side opening light. Double glazed double opening French doors to the side give direct access to the SUN BALCONY, with fitted vertical blinds. Two single panel radiators. Decorative corniced ceiling. Two wall lights. Focal point is a fireplace with a white display surround, with a raised marble hearth and inset supporting an electric fire.



SUN BALCONY

16'8 x 6'1



Good sized Balcony with a glazed and brushed chrome balustrade. With panoramic views across Fairhaven Lake and Grannys Bay. Tiled floor and three external wall lights. Patio doors leading off to the Lounge, Kitchen, and both Bedrooms.



KITCHEN

14'7 x 8'4



Superb modern Kitchen installed early 2023. UPVC double glazed sliding patio doors overlooking and giving direct to the Balcony. Fitted vertical blinds. Good range of eye and low level cupboards and drawers. Black granite inset under mount sink unit with a centre mixer tap and moulded draining board. Set in Quartz work tops with matching splash back. Built in appliances comprise: Bosch four ring electric induction hob. Bosch illuminated extractor canopy above. Neff 'Slide & Hide' oven and grill with WiFi connection. Neff microwave oven above. AEG integrated washing machine. Freestanding fridge/freezer. Ceramic tiled floor. Double panel radiator. Corniced ceiling with overhead light.

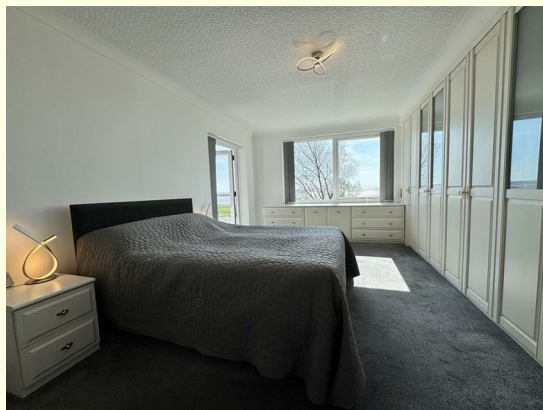


8 Grannys Bay 265 Inner Promenade,



BEDROOM SUITE ONE

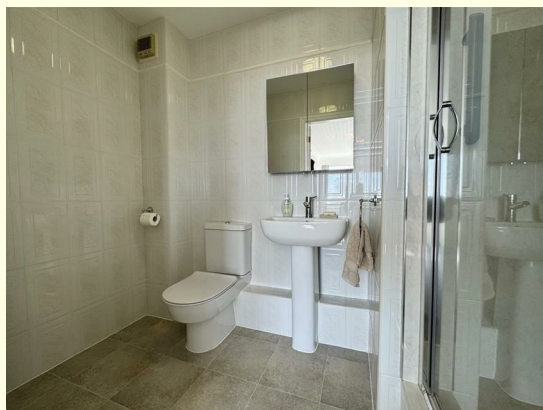
15'7 + reveal x 10'11



Good sized principal double bedroom. UPVC double glazed window overlooking the front south facing aspect with a large side opening light and fitted vertical blinds. Adjoining double glazed double opening French doors giving direct Balcony access. Fitted blinds. Corniced ceiling and an overhead light. Double panel radiator. Good range of fitted bedroom furniture comprises: Five double wardrobes. Wide dressing table with cupboard and drawers below. Matching bedside drawer units. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

8'7 x 4'10



Three piece suite comprises: Step in shower cubicle with pivoting glazed doors, a plumbed shower, waterproof panels and a grab rail. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Mirror fronted bathroom cabinet. Single panel radiator. Tiled walls. Overhead light and wall mounted extractor fan.

BEDROOM TWO

14'4 x 8'9



Delightful second double bedroom currently used as a Sun Lounge. With double glazed sliding patio doors giving direct Balcony access and enjoying the superb front views. Fitted vertical blinds. Corniced ceiling. Single panel radiator. Two wall lights.



BATHROOM/WC

8'1 x 8'1 + reveal



Spacious Bathroom with a four piece modern white suite. Corner panelled bath with a centre mixer tap. Step in shower compartment with a pivoting glazed door and plumbed shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Semi concealed low level WC. Overhead light. Wall mounted extractor fan. Tiled floor and walls. Single panel radiator.

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

18' x 8'8

Allocated garage (1st garage to the left of the block, at the top of the communal driveway) approached through an electric up and over door. Power and light connected. Water tap.

ELECTRIC CENTRAL HEATING

The property enjoys the benefit of electric central heating from a Hectare Sadia electric slimline boiler serving water filled panel radiators. There is a separate hot water cylinder with immersion heater for 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.

LOCATION



This stunning second floor two bedroomed purpose built apartment has been modernised throughout and 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, Southport and the Welsh Hills beyond and adjoins FAIRHAVEN LAKE with its many leisure and sporting attractions. Viewing strongly recommended. No onward chain.



8 Grannys Bay 265 Inner Promenade, Fairhaven



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 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.

Consumer Protection from Unfair Trading Regulation



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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 March 2025

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



Total Area: 102.0 m² ... 1097 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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