JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

20 Bailey Avenue, Lytham St Annes

- Stunning First Floor Purpose Built Apartment
- Lounge with Corner Dining Area
- Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking Space
- Electric Heating & Double Glazing
- Close Walking Distance to the Beach & Fairhaven Lake
- Leasehold, Council Tax C, EPC Rating C

£189,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

COMMUNAL ENTRANCE

COMMUNAL HALLWAY

Nicely presented communal hall approached through a security entry phone system. Stairs to the first floor

FIRST FLOOR

PRIVATE ENTRANCE HALL

Spacious hallway approached through a modern hardwood door. Corniced ceiling. Wall mounted entry phone handset. Dimplex slimline electric heater. Laminate wood effect flooring. Useful built in cloaks/store cupboard. Additional built in cupboard housing the hot water cylinder. Double opening doors lead to:

LOUNGE WITH DINING AREA

Nicely appointed reception room being open plan to the raised corner DINING AREA. Two matching full length double glazed windows with top opening lights have excellent south/west facing views looking towards AKS cricket pavilion and playing fields together with the lawned communal gardens. Corniced ceiling. Two wall mounted electric panel heaters with integral programmer control. Telephone, television and satellite sockets. Six LED downlights.

OPEN PLAN RAISED DINING AREA

Two LED downlights.

KITCHEN

With ceramic floor and part wall tiles. uPVC double glazed window with two opening lights overlooks the rear. Excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in appliances comprise: Whirlpool fan assisted electric oven and grill. Four ring electric hob with a stainless steel surround. Chrome illuminated extractor canopy above. Plumbing for automatic washing machine. Integrated fridge and freezer. Wall mounted Dimplex electric panel heater with integral programmer control. Four LED downlights.

BEDROOM SUITE ONE

Nicely appointed and fitted double bedroom suite. Range of fitted wardrobes with mirror fronted doors and adjoining kneehole dressing table and drawer units. Freestanding bedside units. Newly fitted wall mounted electric panel heater with integral programmer control. Double glazed opening window looks towards AKS Cricket pavilion and communal gardens. Fitted blind. Television aerial socket and telephone point.

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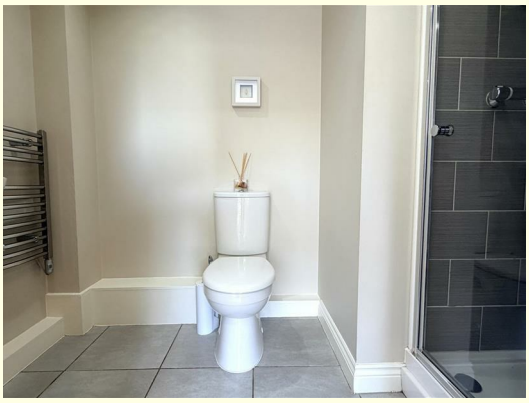
SHOWER ROOM/WC

Ceramic floor and part wall tiles. Three piece white suite comprises: step in tiled shower compartment with a plumbed over head shower and pivoting outer door. Vanity wash hand basin set in a turned laminate surround with cupboards beneath and splash back tiling and wall mounted 13 amp shaving point. Illuminated mirror fronted medicine cabinet above with halogen canopied lighting. The suite is completed by a Twyfords low level WC. Chrome ladder electric heated towel rail. Ceiling halogen downlights and extractor fan.



BEDROOM TWO

Second well appointed bedroom. Pivoting double glazed window with views towards AKS cricket pavilion and playing fields. Range of mirror fronted fitted wardrobes. Dimplex slimline panel heater with integral programmer control. Matching wood laminate floor. Four halogen downlights.

BATHROOM/WC

With ceramic floor and part wall tiles. Three piece suite comprises: panelled bath with chrome mixer tap, plumbed shower over and pivoting shower screen. Vanity wash hand basin with cupboards beneath and chrome mixer tap. Wall mounted 13 amp shaving point and mirror fronted illuminated medicine cabinet above. The suite is completed by a Twyfords low level WC. Chrome heated ladder towel rail. Two LED downlights and ceiling extractor fan.

CENTRAL HEATING

The apartment has the benefit of electric heating from individual slim line heaters with integral programmer controls. Electric immersion heater for domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units with certain windows having fitted blinds.

OUTSIDE

The development has landscaped communal gardens.

PARKING

There is a single car parking space numbered and allocated to the apartment and there are ample visitor parking bays.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1725.00 per year is currently levied which includes Building Insurance, cleaning inside and out of the communal areas and mowing, garden maintenance, window cleaning.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 155 years (from 2005) subject to an annual ground rent of £380.47. Council Tax Band C.

LOCATION

This spacious two bedroom FIRST FLOOR purpose built modern apartment is situated on this highly residential development known as 'Queens Manor' constructed by Barratt Homes and are situated within 200 yards from the beach and foreshore and only minutes to FAIRHAVEN LAKE with it's many leisure and sporting attractions. There are transport services running along Clifton Drive to both St Annes and Lytham centres.

An internal viewing is strongly recommended.

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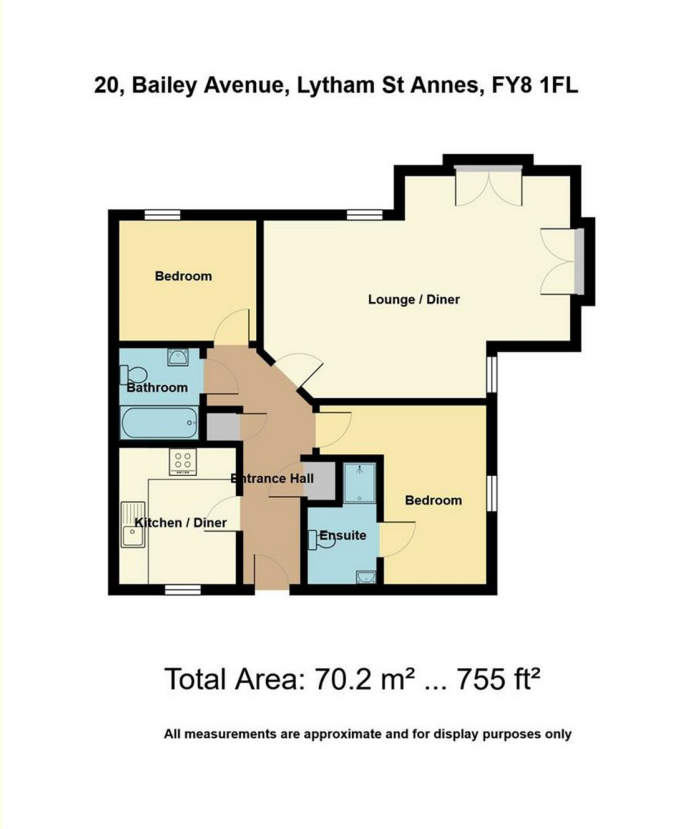
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared February 2026



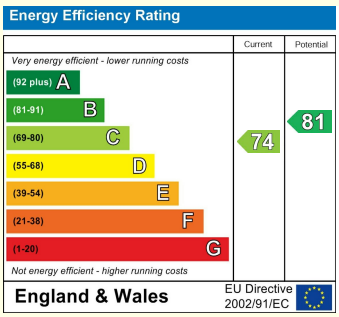
N.B.
Pets are not permitted in the development.
The apartments can be LET.
The Vendor is prepared to include items of furniture in a sale if a buyer would like it left.

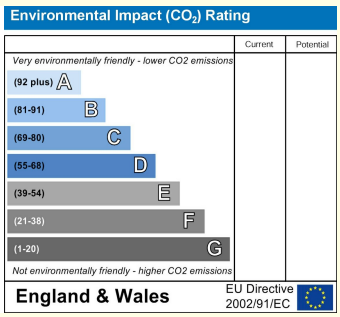
VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

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





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The Property Ombudsman

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