JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

24 The Homestead Henry Street, Lytham

- 1st Floor Purpose Built Retirement Apartment
- In the Heart of Lytham
- With Views Over the Rear Communal Gardens
- Spacious Lounge with Dining Area
- Open Plan Fitted Kitchen
- Fitted Double Bedroom
- Shower Room/WC
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating C

Offers Over £75,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

COMMUNAL ENTRANCE
Security entryphone system. Spacious recently carpeted communal Hallway. Lift and stairs to all floors.

COMMUNAL LOUNGE
Tastefully presented Residents Lounge leading off with the House Manager's office and Kitchenette.

FIRST FLOOR

PRIVATE ENTRANCE HALLWAY
Approached through a white panelled door. With a wall mounted entryphone system and emergency control panel. Corniced ceiling with two inset spot lights. Built in airing cupboard contains a hot water cylinder with pine shelving. Matching white panelled doors leading off.

LOUNGE WITH DINING AREA
5.72m x 2.95m (18'9 x 9'8)
Larger then average reception room with a UPVC double glazed window enjoying delightful views looking over the inner landscaped communal gardens to the rear of the development. Two side opening lights and fitted roller blind. Two electric night storage heaters. Three fitted wall lights. Focal point of the room is a fireplace with display surround and raised hearth supporting an electric coal effect fire. Telephone and television aerial points. Archway to the adjoining open plan Kitchen.

KITCHEN
2.06m + units x 1.78m (6'9 + units x 5'10)
Well fitted kitchen with a good range of white eye and low level cupboards and drawers. Incorporating two illuminated glazed units. Central drawers and illuminated wall mirror above. Single drainer sink unit with a centre mixer tap. Set in laminate roll edged working surfaces with concealed downlighting and splash back tiling. Built in Stoves appliances comprise: Electric oven. Four ring electric ceramic hob. Illuminated extractor canopy above. Integrated larder fridge and adjoining freezer, both with matching cupboard fronts. Corniced ceiling. Emergency pull cord.

BEDROOM
3.53m plus reveal x 2.87m (11'7 plus reveal x 9'5)
Fitted double bedroom with a double glazed window overlooking the rear communal courtyard. Two side opening lights and fitted window blinds. Two fitted double wardrobes with additional overbed storage units and wall mounted reading light. Bedside drawer unit. Emergency pull cord. Corniced ceiling. Dimplex electric night storage heater.

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SHOWER ROOM/WC

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

Spacious shower room comprising a three piece suite. Full width shower compartment with sliding outer doors, handrails and folding seat. Triton T80z electric shower and an emergency pull cord. Pedestal wash hand basin and a low level WC in Whisper Grey. Wall mounted bathroom cabinet with an adjoining display shelf and wall mirror with two spot lights above. Electric heated towel rail. Dimplex wall mounted heater. Ceiling extractor fan and further lighting.

ELECTRIC HEATING

The property has electric heating from a number of night storage heaters and additional bathroom electric heater.

DOUBLE GLAZING

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

COMMUNAL LAUNDRY

The Homestead has a communal laundry room which is available to all residents with modern washing machines and tumble dryers.

GUEST SUITE

There are two guest suites available to book for visitors through the House Manager.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £3336.54 per annum (March 2025) is currently levied. This includes the Buildings Insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 99 years (61 years remaining) subject to an annual ground rent of £456.84. Council Tax Band B

COMMUNAL GARDENS & PARKING

The Homestead stands in attractive communal landscaped gardens with a private communal garden to the rear with seating for residents.
A limited number of parking spaces to the rear are available for residents but is subject to availability.

NOTE

We understand pets and lettings are allowed at The Homestead, but with permission and approval by the Management Company. (Solicitor to confirm)

LOCATION

This tastefully presented one bedroomed retirement apartment is located on the 1st floor of the The Homestead overlooking the rear communal gardens. The development is also situated in a most convenient position right in the heart of Lytham town centre adjoining the tree lined shopping facilities, restaurants, bars and town centre amenities. The Homestead

24 The Homestead Henry Street, Lytham

has the benefit of a House Manager with a number of communal facilities including Laundry and Guest Suites. Viewing recommended. 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.

Consumer Protection from Unfair Trading Regulation

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 November 2024

24, The Homestead, Henry Street, Lytham St Annes, FY8 5LJ

Total Area: 40.3 m² ... 434 ft²

All measurements are approximate and for display purposes only

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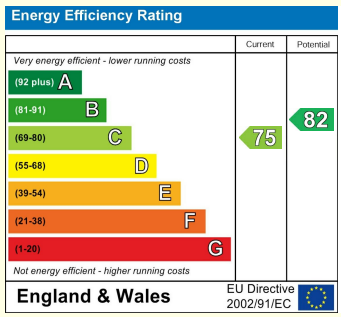

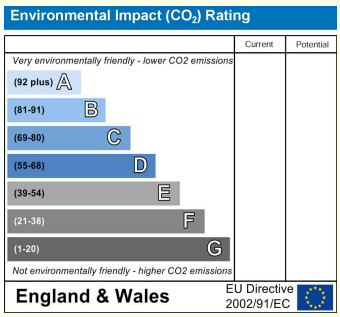

The Property Ombudsman

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