JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

18 Queens Manor Bailey Avenue, St. Annes

- Spacious 1st Floor Apartment
- Good Sized Lounge with Dining Area
- Fitted Dining Kitchen
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Electric Heating & Double Glazing
- Allocated Parking Space & Good Visitor Parking Spaces
- Close Walking Distance to the Beach & Fairhaven Lake
- Viewing Recommended
- Leasehold, Council Tax Band D & EPC Rating D

£198,950

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

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GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance serving just four apartments with a video entry phone security system. Stairs (no lift) to the first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL

5.79m x 2.29m max (19' x 7'6 max)

(max L shaped measurements) Nicely appointed central hallway with a wall mounted entry phone video handset. Corniced ceiling. Slimline Dimplex electric panel heater with an integral programmer control. Telephone point. Built in airing cupboard contains a Range Tribune HE hot water cylinder. Modern doors to all rooms.

LOUNGE WITH DINING AREA

5.79m x 4.19m (19' x 13'9)

Superbly appointed 'L' shaped lounge with dining area. Three double glazed windows all with fitted shutters and overlooking the formal lawned gardens to the front of the development. Additional side views also looking over the playing fields of AKS secondary school. Inset blue downlights to all three windows. The Lounge has two Dimplex electric panel heaters with integral control panels. Corniced ceiling. Fitted wall lights. Feature electric fire with convector heater and interesting coal effect screen. Telephone point. Television/Sky aerial sockets.

DINING KITCHEN

4.19m x 3.15m (13'9 x 10'4)

Well fitted DINING KITCHEN. Double glazed window with fitted shutters and a deep display sill having delightful views looking over the side gardens and car parking with the playing fields of AKS in the back ground. Excellent selection of wall and floor mounted cupboards and drawers. Granite working surfaces with inset one & a half bowl single drainer stainless steel sink unit and chrome mixer tap. Built in appliances comprise: 'Whirlpool' automatic fan assisted oven. Neff ceramic electric ceramic hob and a stainless steel illuminated extractor canopy above. Integrated Whirlpool dishwasher. Built in fridge/freezer and a Blomberg washing machine. Wall mounted extractor fan. Dining area with a wall mounted Dimplex convector heater with integral programmer control. Corniced ceiling and inset ceiling spotlights with additional light box. Ceramic tiled floor. Television aerial socket.

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BEDROOM SUITE ONE

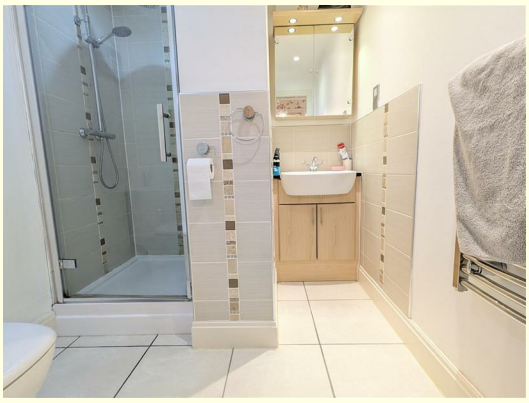
4.65m x 3.23m max (15'3 x 10'7 max)

(max L shaped measurements) Well proportioned double bedroom. Two double glazed windows with fitted shutters and deep display sills overlook the front and side lawned gardens. Double wardrobe with sliding doors and a mirrored panel. Slimline Dimplex electric panel heater with integral programmer control. Corniced ceiling. Telephone and television aerial points. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

1.98m x 1.96m max (6'6 x 6'5 max)

(max L shaped measurements) Three piece white suite comprises: Tiled step in shower compartment with a plumbed shower and pivoting glazed outer doors. Vanity wash hand basin with cupboards beneath and chrome mixer tap with mirror over with canopy halogen downlights and wall mounted shaving point. The suite is completed by a low level WC. Ceiling spotlights and extractor fan. Chrome ladder heated electric towel rail. Ceramic tiled floor and part wall tiles.



BEDROOM TWO

4.29m x 3.15m max (14'1 x 10'4 max)

(max L shaped measurements) Second good sized double bedroom. Double glazed window overlooks the side gardens and has fitted shutters and a deep display sill. Fitted range of wardrobes with a centre mirror fronted door. Slimline Dimplex heater with integral programmer control. Corniced ceiling.

BATHROOM/WC

1.96m x 1.93m (6'5 x 6'4)

Three piece white suite comprises: panelled bath with a chrome mixer tap and hand shower. Vanity wash hand basin with chrome mixer taps and wall mounted shaving point. Mirror fronted medicine cabinet above with downlights and further storage cupboards beneath with side open shelving. The suite is completed by a low level WC. Electric chrome heated ladder towel rail. Ceramic tiled floor and part tiled walls. Ceiling extractor fan and inset spotlights.

ELECTRIC HEATING

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with hardwood frames and fitted shutters.

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OUTSIDE & PARKING
Queens Manor stands in attractive well maintained lawned gardens and has a block paved adjoining driveway with an allocated numbered parking space. Further visitor parking spaces are also available.

NOTE
We understand pets are not allowed but lettings are permitted.
The carpets and shutters are included in the asking price.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 155 years (134 years remaining) subject to an annual ground rent of £380.47. Council Tax Band D

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1725 per annum is currently levied. This includes the block insurance, upkeep of communal areas and gardening.

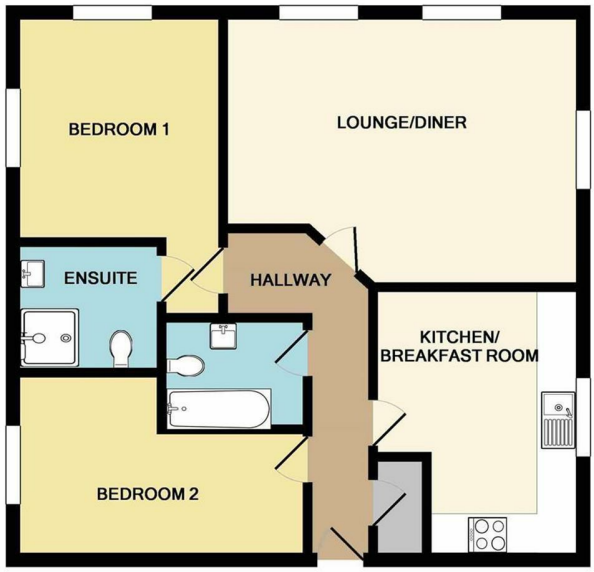
LOCATION
This very attractive two bedroomed 1st floor apartment was converted from the original 'Queen Mary' girls school by Barratt Homes approximately 14 years ago. Enjoying delightful commanding views looking over the front lawned gardens with Clifton Drive South in the back ground and side views looking towards the Rugby/Cricket pitches bordering onto AKS school. The beach and foreshore is within close walking distance from the development along with Fairhaven Lake with its many leisure and sporting activities. There are transport services running along Clifton Drive to both St Annes and Lytham principal town centres. Internal inspection is strongly recommended.

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 February 2026



TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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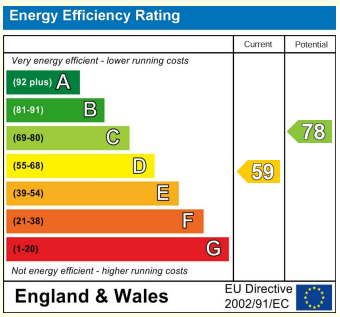

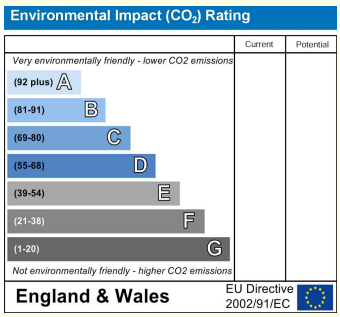

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The Property Ombudsman

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