JOHN ARDERN
"The Family Estate Agent"
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Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS







12 Belvedere Court Kingsway, Ansdell





- 2nd Floor Purpose Built Flat
- In the Heart of Ansdell
- Yards from Local Shops, Grannys Bay & Fairhaven Lake
- Spacious Lounge, Breakfast Kitchen & Balcony
- Two Bedrooms & Shower Room/WC
- Large Allocated Garage to the Rear
- Gas Central Heating & Double Glazing
- Ideal for First Time Buyers & Investors
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating D

£119,950

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

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GROUND FLOOR

COMMUNAL ENTRANCE
The lower ground floor communal entrance is approached via external stone steps and serves just 6 of the flats. Wall mounted security entry phone system. Rear communal door leads directly to the rear Garages and communal bins. Stairs (no lift) to all floors.

SECOND FLOOR
Communal landing serving just 2 flats with a large front picture window providing excellent natural light. Built in meter cupboard on the Landing which houses the gas, electric and water meters for both 2nd floor flats.

PRIVATE ENTRANCE

HALLWAY
4.90m x 1.68m (16'1 x 5'6)
L shaped central Hall. Single panel radiator. Wood effect Karndean flooring. Wall mounted entry phone handset. Telephone point. Overhead light. Useful built in linen store cupboard.



LOUNGE
4.14m x 3.96m (13'7 x 13')
Well proportioned reception room approached through double opening obscure glazed panel doors from the adjoining Breakfast Kitchen. UPVC double glazed sliding patio doors overlook the front elevation and give direct access to the Balcony. Double panel radiator. Four wall lights. Corniced ceiling. Television aerial point.





BALCONY
Balcony with an aluminium framed balustrade and timber decked floor with views up Princes Road with Royal Lytham Golf Club beyond and along Kingsway.



BREAKFAST KITCHEN
3.78m x 2.36m (12'5 x 7'9)
Approached through a part obscure glazed folding door from the Hallway. UPVC double glazed window overlooks the sunny south facing rear of the development with a side opening light. Range of eye and low level cupboards and drawers. Single drainer sink unit with a centre mixer tap set in roll edged laminate working surfaces with splash back tiling. Matching peninsular breakfast bar. Freestanding Kitchen appliances comprise: Electric slide in cooker with a four ring hob, oven and grill. Illuminated extractor above. Frigidaire fridge and separate freezer. Hoover washing machine. Wall mounted Main combi gas central heating boiler. Corniced ceiling with an overhead light.



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BEDROOM ONE
4.17m x 3.20m (13'8 x 10'6)
Good sized principal double bedroom. UPVC double glazed window overlooks the front of the development. Side opening light. Single panel radiator. Corniced ceiling and an overhead light. Fitted double and single wardrobe with storage above.





BEDROOM TWO
3.43m x 2.39m (11'3 x 7'10)
Second good sized bedroom with a UPVC double glazed window to the rear aspect. Side opening light. Single panel radiator. Fitted single wardrobe with overbed storage. Wall light.



SHOWER ROOM/WC
2.39m x 1.85m (7'10 x 6'1)
Two UPVC obscure double glazed opening windows to the rear elevation. Three piece suite comprises: Wide shower cubicle with a pivoting glazed door and a Mira Jump electric shower. Pedestal wash hand basin. Tiled display sill. Low level WC completes the suite. Part tiled walls. Two overhead lights. Single panel radiator.



OUTSIDE
Belvedere Court stands in well kept communal grounds with established and well stocked flower and shrub borders to the front of the development.

LARGE GARAGE
5.33m x 4.32m (17'6 x 14'2)
To the rear of the development are the allocated Garages and this particular flat benefits from a larger Garage, and is the 1st Garage to the left of the block. (Note: the front up and over door hasn't been used in many years and will need replacing by a new purchaser. No key for the up and over door is available.) The garage can be accessed via its rear lockable personal hardwood door.



CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Main combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

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

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 £15. Council Tax Band B

MAINTENANCE
Belvedere Court (Ansdell) Ltd has been formed to administer and control outgoing expenses to common parts. A figure of £55 per month is currently levied and this includes the upkeep of communal areas, window cleaning and summer gardening.
Buildings Insurance for 2026 was £502.34 per apartment and is paid yearly in addition to the annual maintenance charge.

NOTE
We understand pets are allowed. Long term lets are allowed but not holiday lets.
The carpets, curtains and light fittings are included in the asking price.

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LOCATION
This deceptively spacious two bedroomed flat is on the 2nd floor of Belvedere Court, a small development of just 12 purpose built flats on Kinsgway, close to the junction with Woodlands Road and yards from Ansdell's thriving shopping facilities, with bus services running along Clifton Drive to both Lytham and St Annes principal centres. Ansdell also has its own Railway Station, Library and Post Office. Other points of interest within a short stroll from the development include FAIRHAVEN LAKE with its leisure and sporting attractions, Granny's Bay and the promenade. Viewing essential. 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.

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

12, Belvedere Court, Kingsway, Lytham St Annes, FY8 1AR

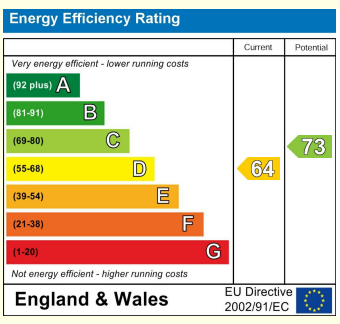


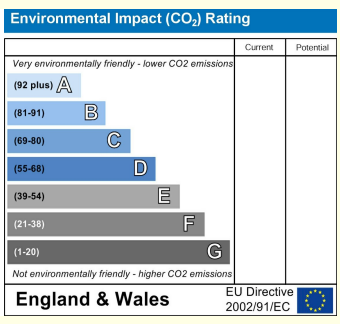
Total Area: 61.5 m² ... 662 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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