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

1 Clement Court 285 Inner Promenade, Fairhaven

- Ground Floor Purpose Built Apartment
- Delightful Views of Grannys Bay
- Balcony & Adjoining Sun Room
- Kitchen
- Two Bedooms, One With En Suite WC
- Shower Room/WC
- Garage
- Electric Heating & Double Glazing
- No Onward Chain, Viewing Essential
- Leasehold, Council Tax Band D & EPC Rating D

£350,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

COMMUNAL PORCH ENTRANCE
Shared with No 3.

SELF CONTAINED ENTRANCE
With uPVC obscure double glazed outer door.

ENTRANCE HALL
3.78m x 3.35m (12'5 x 11')
(max 'L shape measurement) Double panel radiator. Central arch. Wall mounted meter cupboard with circuit breaker fuse box. Separate cloaks/store cupboard.

LOUNGE
5.64m x 3.48m (18'6 x 11'5)
Spacious reception room with marble inset fireplace with cream surround and over mantle. Double panel radiator. Coved ceiling. Square arch leads to the open dining area. Sliding double glazed patio doors give access onto open sun balcony. Individually controlled electric wall heaters.

DINING AREA
2.34m x 2.34m (7'8 x 7'8)
Leading from the lounge with electric panel radiator. Double glazed windows overlook the side and front elevations looking through the sun lounge. Corniced ceiling. Curved arched serving hatch from the kitchen.

SUN BALCONY
3.58m x 1.35m (11'9 x 4'5)
With tiled floor and modern stainless steel and obscure glazed balustrade with access door. The balcony enjoys a SOUTH FACING sunny aspect with elevated views looking over the landscaped front gardens with 'Grannys Bay' and the Ribble Estuary in the back ground. Adjoining the balcony is an enclosed sun lounge.

SUN LOUNGE
2.44m x 1.32m (8' x 4'4)
With matching tiled floor. uPVC double glazed windows and door from the balcony.

NOTE: This room can be used in winter enjoying the views.

KITCHEN
3.35m x 2.21m (11' x 7'3)
Delightful galley kitchen leading off the main hall and having an archway looking through the dining area with views beyond looking over 'Grannys Bay'. Side double glazed window with opening light. Fitted roller blind. Range of wall and floor mounted cupboards and drawers. Laminate working surfaces incorporating a single drainer white sink unit with chrome mixer tap. Part ceramic tiled walls. Built in appliances comprise: Neff automatic oven and grill. Four ring electric ceramic hob. Illuminated extractor hood above. Neff larder fridge and separate freezer. Integrated automatic washing machine. Concealed electric water heater for domestic hot water. Ceiling halogen downlights.

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BEDROOM ONE
4.04m x 2.87m (13'3 x 9'5)
Spacious double bedroom extremely well fitted with a range of wardrobes with over bed storage and concealed bedside lighting. Kneehole dressing table and drawer units. Electric panel radiator. Double glazed window with top opening light overlooks the rear court yard.

EN SUITE WC & VANITY UNIT
2.01m x 0.69m (6'7 x 2'3)
Two piece white suite comprises: vanity wash hand basin with cupboards and drawers beneath. Mixer tap and wall mirror above with strip light incorporating a shaving point. The suite is completed by a semi concealed low level WC with open shelving above.

BEDROOM TWO
3.10m x 2.87m (10'2 x 9'5)
Second well proportioned and fitted double bedroom. Double glazed window overlooks the side elevation with top opening light. Further high level obscure double glazed unit. The bedroom has a range of fitted wardobe, adjoining drawer unit and matching bedside units with corner shelving. Electric panel heater.

SHOWER ROOM/WC
2.51m into shower x 1.93m (8'3 into shower x 6'4)
Modern white suite comprises: step in shower compartment with a Bristan electric shower and sliding outer door. Vanity wash hand basin set in a turned laminate surround with cupboard and drawer beneath and mirror over with halogen downlights and shaving point. The suite is completed by a semi concealed low level WC. Chrome heated ladder towel rail. Ceiling downlight.

CENTRAL HEATING
The property has individual electric heaters together with electric water heater for domestic hot water.

DOUBLE GLAZING
Where previously described the windows are DOUBLE GLAZED.

GARAGE
5.13m x 2.64m (16'10 x 8'8)
Brick constructed garage (No 1, first garage on the left) with electrically operated up & over door. Power and light supplies connected. Bench and storage cupboard.

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £369.12 per quarter is currently levied including ground rent and buildings insurance.

PETS & LETTINGS
Pets are permitted provided they don't create a nuisance to other residents. No Letting is permitted.

OUTSIDE
Clement Court is set in delightful communal well kept gardens laid to lawn with side and front flower beds and having red asphalt driveway and visitor car parking area. The driveway leads down the side of the development to the rear court yard and garaging.

LOCATION
Clement Court is a unique small purpose built development, originally constructed in 1968 and comprises four apartments enjoying outstanding views directly facing 'Grannys Bay' with the Ribble estuary. Being conveniently placed close to FAIRHAVEN LAKE with its many leisure and sporting attractions and only 5 minutes walk to the centre of Ansdell with it's comprehensive shopping facilities on Woodlands Road together with Post Office and restaurants. There are transport services running along Clifton Drive to both Lytham and St Annes centres and local shopping facilities are within just a few minutes strolling distance on Woodlands Road together with Ansdell railway station.

An internal viewing is strongly recommended.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent which is included in the maintenance charge. Council Tax Band D.

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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.

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

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1, Clement Court, 285, Inner Promenade, Lytham St Annes, FY8 1AY

Total Area: 76.6 m² ... 824 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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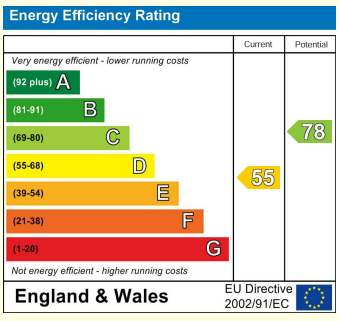

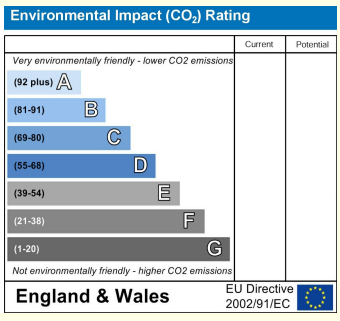

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