



ESTATE AGENTS • VALUER • AUCTIONEERS



## 22 Fairhaven Court 65 Woodlands Road, Ansdell

- 1st Floor Retirement Apartment
- Tastefully Presented Throughout
- Lounge with Bay Window
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Shower Room/WC
- Double Glazing & Electric Heating
- Yards from Local Shops
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

**£76,000**

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



**www.johnardern.com**



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### GROUND FLOOR

#### COMMUNAL ENTRANCE

Tastefully presented and well maintained communal entrance hall with security entry phone system. Lift and stairs to all the floors. Principal residents lounge being open plan to the communal hallway.



### FIRST FLOOR

#### PRIVATE ENTRANCE HALLWAY

**2.90m x 2.29m (9'6 x 7'6)**

Nicely appointed 'L' shaped hallway. Corniced ceiling. Emergency control panel. Large store cupboard 4'6 x 4'2 containing a modern Ariston hot water heater, with side wall light, open shelving and circuit breaker fuse box. Wood effect flooring. White panelled doors leading off.



#### LOUNGE

**5.66m into bay x 3.20m (18'7 into bay x 10'6)**

Tastefully presented spacious Lounge with Dining area. Walk in bay window overlooks the side of the development with views along Kingsway. UPVC double glazed windows with two side opening lights and fitted window blinds. Electric night storage heater. The focal point of the room is a marble effect fireplace with display surround and matching raised hearth supporting an electric coal effect fire. Emergency pull cord. Corniced ceiling. Television aerial point. Telephone and internet points. Wall mounted security entry phone handset. Two wall lights. Archway leads to the adjoining Kitchen.

#### KITCHEN

**2.79m x 2.01m (9'2 x 6'7)**

Well fitted kitchen comprising a range of eye and low level cupboards and drawers. Caple stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Hotpoint four ring electric ceramic hob. Hotpoint illuminated extractor canopy above. Hotpoint electric oven and grill. Freestanding Candy fridge/freezer. Corniced ceiling. Tiled effect flooring. Wall mounted extractor fan.



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## BEDROOM

4.42m x 2.64m (14'6 x 8'8)

Well proportioned double bedroom with a range of fitted corner wardrobes with matching bedside cupboards. Electric night storage heater. UPVC double glazed window with a side opening light overlooking the side elevation towards Kingsway. Corniced ceiling. Emergency pull cord.



## SHOWER ROOM/WC

2.34m x 1.85m (7'8 x 6'1)

High level UPVC obscure double glazed window with a side opening

light. Three piece white suite comprises: Large step in shower with a Mira Go electric power shower and sliding glazed door. Adjoining display shelving. Vanity wash hand basin with a centre mixer tap and cupboard below. Low level WC completes the suite. Tiled walls and tiled effect flooring. Wall mirror and wall mounted mirror fronted bathroom cabinet. Corniced ceiling. Vent Axia ceiling extractor fan. Creda wall mounted electric heater. Electric heated towel rail. Emergency pull cord.



## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## ELECTRIC HEATING

The apartment has electric heating from a number of night storage heaters as previously described with an additional wall electric heater in the Shower Room and electric heated towel rail. Ariston hot water heater located in the store cupboard for domestic hot water.

## GUEST SUITE

Fairhaven Court has an en-suite bedroom which is booked by and used by the residents at a small cost agreed by the residents.

## COMMUNAL LAUNDRY ROOM

Fairhaven Court has a communal laundry room for the benefit of all residents. Times are agreed by the management company.

## NOTE

Leading off the Laundry Room is a communal store room and this apartment has an allocated numbered metal unit for storage.

## PARKING

It is possible to rent a parking space (subject to availability) in the communal garage for a monthly charge of £9.00 ( Management company to confirm)

## MOBILITY SCOOTER ROOM

In the lower basement/communal garaging there are doors giving access to a mobility scooter room with power points for charging. There is also access to a further communal store room.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £210.82 per month is currently levied and currently includes the ground rent and buildings insurance.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 199

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years subject to an annual ground rent currently included in the annual service charge. Council Tax Band C

## INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## LOCATION

This tastefully presented 1st floor retirement apartment is located in the popular development known as Fairhaven Court, which was constructed in the early 1990s and is situated adjoining Ansdell's thriving shopping facilities on Woodlands Road, with transport services running along Clifton Drive to both Lytham and St Annes principal centres. 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. Ansdell railway station is also within 100 yards. 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## Consumer Protection from Unfair Trading Regulation



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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 out their own investigations before contract. Details Prepared January 2025

22, Fairhaven Court, 65, Woodlands Road, Lytham St Annes, FY8 1YJ



Total Area: 47.4 m<sup>2</sup> ... 510 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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