JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

7 Ribble Point 255 Inner Prom, Fairhaven

- Superbly Presented 1st Floor Purpose Built Apartment
- Enjoying a Quiet Outlook to the Rear of the Development
- Large Lounge, Dining Room & Balcony
- Modern Fitted Breakfast Kitchen & Utility Room
- Two Large Fitted Double Bedrooms
- Modern En Suite Shower Room/WC & 2nd Modern Shower Room/WC
- Double Garage with Electric Up & Over Door
- No Onward Chain
- Yards from Grannys Bay & Fairhaven Lake
- Leasehold, Council Tax Band F & EPC Rating B

£498,500

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

REAR COMMUNAL ENTRANCE

Very tastefully presented Communal Hall with a security video entry system. Lift and stairs to all floors. Individual post boxes.

FIRST FLOOR

PRIVATE ENTRANCE

6' x 4'5

UPVC double glazed window providing natural light and overlooking the side communal driveway. Single panel radiator. Corniced ceiling with overhead light. Wood effect flooring. Inner door opens to the Hallway.

CENTRAL HALLWAY

22'8 x 15'3 max

(max L shaped measurements) A most impressive well appointed Hallway. Matching wood effect flooring throughout. Double and additional single panel radiator. Corniced ceiling with a number of inset ceiling spot lights. Wall mounted video entry phone handset. Wall mounted central heating programmer control. Access to the loft space via folding ladder. Two very useful built in cloaks/linen store cupboards both with matching panel doors.

LOUNGE

23'2 x 14'1

Spacious principal reception room. UPVC double glazed, double opening French doors give access to the rear Balcony. The Lounge has two further double glazed opening windows to the side elevation which look down onto the rear lawned communal landscaped grounds. The focal point of the room is a contemporary wall mounted log effect fire. Double and single panel radiators. Corniced ceiling with eight inset ceiling spot lights. Television, telephone and sky aerial sockets.

BALCONY

17'1 x 3'9

Good sized Balcony overlooking the rear courtyard and gardens. With a glazed and stainless steel balustrade.

DINING ROOM

17'8 x 10'

Delightful well proportioned Reception Room approached from both the main Hall and the adjoining Kitchen. Double glazed window with two opening lights overlooks the side lawned communal gardens. Single panel radiator. Corniced ceiling with four inset ceiling spot lights. Central arch leads directly into the Kitchen.

BREAKFAST KITCHEN

14' x 11'7

Impressive modern fitted Kitchen approached from both the Hallway and Dining Room. Two double glazed opening windows overlook the side aspect. Excellent range of eye and low level fixture cupboards and drawers. Incorporating two illuminated glazed display units and an integrated bin drawer. Franke sink unit with a centre mixer tap and moulded draining board set in 'Chic Stone' working surfaces with matching splash backs and concealed down lighting. Large matching peninsular breakfast bar with pendant light fitting above. Built in appliances comprise: Neff five ring wide induction hob with an illuminated extractor above. Neff electric oven and grill with a warming drawer below. Combination microwave oven above. Integrated Blomberg larder fridge and separate freezer, both with matching cupboard fronts. Integrated Blomberg dishwasher. Built in cupboard houses a wall mounted Worcester Bosch combi gas central heating boiler. Wall mounted contemporary radiator. Utility room leading off.

UTILITY ROOM

7'4 x 5'6

Separate Utility area with a matching tiled floor. Matching eye and low level cupboards including an illuminated glazed display and double doors revealing a useful pantry store cupboard. Matching work surfaces. Integrated slimline wine fridge. Plumbing for a washing machine.

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BEDROOM SUITE ONE
18'4 x 10'8

Spacious well fitted principal double bedroom. Double glazed window with two opening lights enjoys tranquil views overlooking the rear courtyard and gardens. Single panel radiator. Corniced ceiling. Extensive range of fitted furniture comprises: Four double wardrobes with a central six drawer unit. Two matching bedside drawer units. Kneehole dressing table with drawers to either side. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC
7'10 x 6'7

Superb modern three piece white suite. Obscure double glazed opening window to the side elevation. Corner step in shower compartment with a plumbed overhead shower and additional hand held shower attachment. Pivoting glazed outer door. Globo vanity wash hand basin with mixer tap set on a display surround with cupboards and drawers beneath. Illuminated mirror above. Semi concealed low level WC. Ceiling extractor fan and four inset ceiling spotlights. Heated ladder towel rail.

BEDROOM TWO
18'5 x 11'2

Second tastefully decorated double bedroom. Double glazed opening window enjoys peaceful views of the rear grounds. Single panel radiator. Corniced ceiling. Excellent range of fitted furniture comprises: Two double wardrobes. Kneehole dressing table with drawers to either side. Two matching bedside drawer units. Corner kneehole desk unit with cupboards and drawers to either side. Television aerial point.

SHOWER ROOM/WC
9'2 x 6'9

Principal modern Shower Room comprising a three piece white suite. Obscure double glazed opening window to the side elevation. Full width shower compartment with a plumbed overhead shower and additional hand held shower attachment. Fixed glazed screen and a recessed tiled display. Globo vanity wash hand basin with mixer tap set on a display surround with cupboards and drawers beneath. Recessed illuminated mirror and display above. Semi concealed low level WC with a dual flush completes the suite. Additional bank of fitted bathroom cupboards and drawers with side display shelving. Ceiling extractor fan and six inset ceiling spotlights. Heated ladder towel rail. Tiled walls and floor.

OUTSIDE
Ribble Point stands in superb landscaped walled gardens to the front elevation with a wrought iron balustrade. A block paved wide driveway leads to the rear courtyard and garaging. External tap and a car washing area. Three additional visitor car parking spaces and unloading bay.

DOUBLE GARAGE
17' x 16'8
With an electrically operated up and over door. Power and light supplies connected with access to the underdrawn loft with further storage.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Worcester Bosch 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 frames.

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 £225. Council Tax Band F

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2900.76 per annum is currently levied.

NOTE
We understand Pets are not allowed. Long term lets are allowed, but not holiday lets.

LOCATION

This stunning 1st floor purpose built two bedroomed apartment enjoys a quiet location to the rear of Ribble Point which is a small select development constructed in late 2002 to 2003 by Newfield Jones to a very high standard. Ribble Point is yards away from FAIRHAVEN LAKE with its many attractions and having the beach and foreshore adjoining. There are bus services running along Clifton Drive to both Lytham and St Annes principal shopping centres and there are local shops within just a few minutes stroll on Woodlands Road in Ansdell together with its own train station linking Blackpool, Preston and beyond. An internal inspection is strongly recommended to fully appreciate the excellent well planned and spacious accommodation this apartment has to offer. 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,

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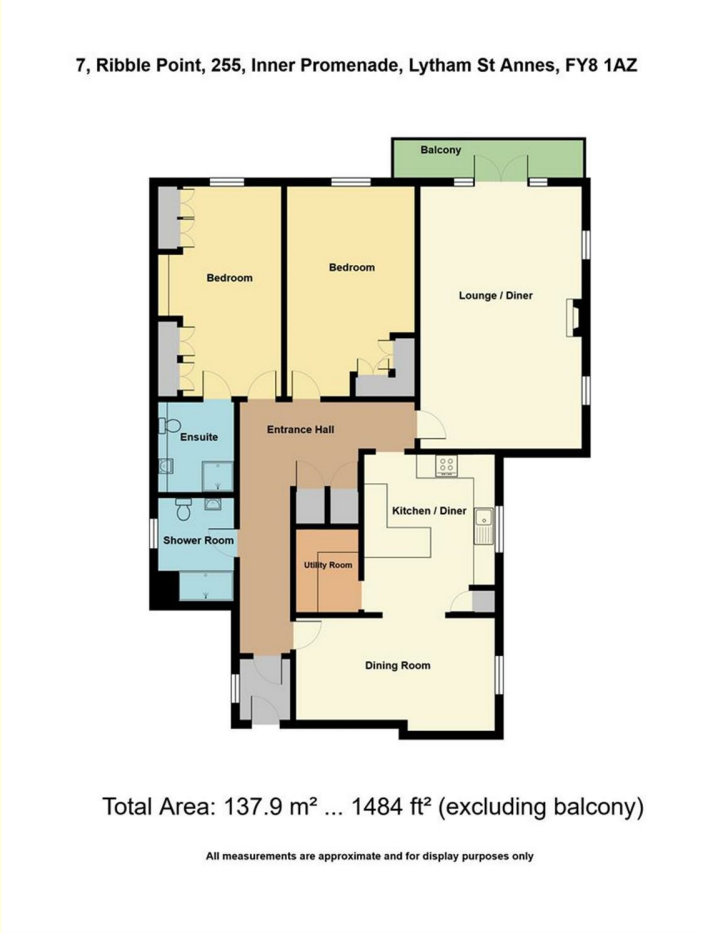
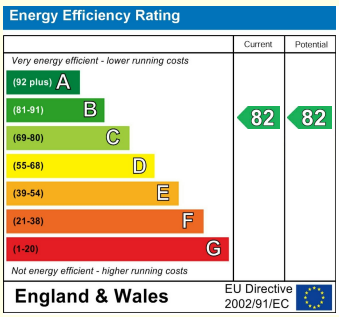
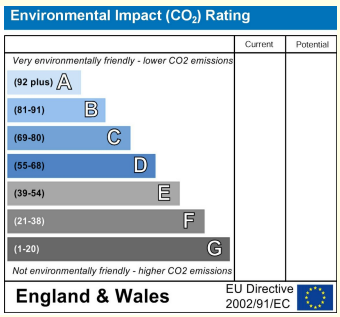
there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

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 May 2026







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