



ESTATE AGENTS • VALUER • AUCTIONEERS



## 11 Hollinshead House Bailey Avenue, St. Annes

- Ground Floor Purpose Built Flat
- Very Close Walking Distance to the Beach
- Lounge with Double Opening French Doors
- Fitted Dining Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Double Glazing & Electric Heating
- Allocated Numbered Parking Space
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating D

**£149,950**

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



[www.johnardern.com](http://www.johnardern.com)



# 11 Hollinshead House Bailey Avenue, St. Annes

## GROUND FLOOR

### COMMUNAL ENTRANCE

With a security entry phone handset. Stairs leading off to the upper floors. Rear communal door leading off to the rear parking areas and covered communal bin stores. Individual post boxes.

### PRIVATE ENTRANCE

#### HALLWAY

4.42m x 2.87m max (14'6" x 9'5" max)

L shaped entrance Hall with a wood effect laminate floor. Corniced ceiling. Wall mounted Hyco slimline electric panel heater. Wall mounted entry phone handset. Built in airing cupboard houses a Range Tribune HE hot water cylinder. Further built in cloaks/store cupboard with high level circuit breaker fuse box. Matching doors leading off.



#### LOUNGE

5.28m x 3.20m (17'4" x 10'6")

Well proportioned principal reception room approached through double opening folding doors from the Hall. UPVC double glazed double opening French doors lead directly to the front of the property. Fitted vertical window blinds. Wood effect laminate flooring. Corniced ceiling with a number of inset spot lights. Wall mounted Dimplex electric heater with an integral control. Television aerial point. Telephone/internet point.



#### DINING KITCHEN

2.97m x 2.92m (9'9" x 9'7")

UPVC double glazed window overlooks the rear courtyard with two side opening lights and fitted vertical blinds. Tiled display sill. Range of eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling. Built in appliances comprise: Zanussi four ring electric ceramic hob. Whirlpool stainless steel illuminated extractor above. Hotpoint electric oven and grill. Integrated fridge/freezer, Whirlpool slimline dishwasher and Whirlpool washer/dryer, all with matching cupboard fronts. Wall mounted electric panel heater. Ceramic tiled floor. Four inset ceiling spot lights.



# 11 Hollinshead House Bailey Avenue, St. Annes



## BEDROOM SUITE ONE

3.12m x 2.97m (10'3 x 9'9)

Principal double bedroom with a UPVC double glazed opening window to the rear aspect. Fitted vertical window blinds. Wood effect laminate flooring. Television aerial point. Built in double wardrobe with sliding mirrored doors. Door leading to the En Suite.



## BATHROOM/WC

Three piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated mirror fronted cabinet above. Wall mounted shaving point. Low level WC. Chrome heated ladder towel rail. Ceramic tiled floor. Two ceiling spot lights and an extractor fan.



## EN SUITE SHOWER/WC

1.75m x 1.37m (5'9 x 4'6)

Three piece white suite comprises: Corner step in shower cubicle with a plumbed shower and pivoting glazed door. Vanity wash hand basin with a centre mixer tap and cupboard below. Illuminated mirror fronted cabinet above. Low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled floor. Two ceiling spot lights and an extractor fan.



## ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of room panel heaters with integral programmer controls.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## OUTSIDE

Hollinshead House stands in well kept communal grounds with block paved courtyard parking and communal covered bin stores.



## BEDROOM TWO

2.87m x 2.87m plus door reveal (9'5 x 9'5 plus door reveal)

Second double bedroom with a UPVC double glazed window to the front aspect. Two side opening lights and fitted vertical window blinds. Wall mounted electric heater with integral control.



## ALLOCATED PARKING SPACE

The flat has a numbered (11) allocated parking space situated to the rear of the apartment. There are also a number of visitor parking spaces on the development.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1610 per annum is currently levied. This includes buildings insurance, gardening and window cleaning.

## 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. Council Tax Band C

## NOTE

We understand pets are not allowed, lettings are allowed.

# 11 Hollinshead House Bailey Avenue, St. Annes

## LOCATION

This two bedroomed ground floor purpose built apartment was built by Barratt Homes on the former site of Queen Mary School and is located within very close walking distance to the beach and foreshore along with Fairhaven Lake with its many leisure and sporting activities. There are bus services running along Clifton Drive to both St Annes and Lytham principal town centres with their comprehensive shopping facilities and amenities. Ideal for investors and first time buyers. 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).

## 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 out their own investigations before contract. Details Prepared June 2026

11, Hollinshead House, Bailey Avenue, Lytham St Annes, FY8 1FG



Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://www.johnardern.com)

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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	80

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			
England & Wales		EU Directive 2002/91/EC	



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.