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











39 The Sidings Wharf Street, Lytham

- Stunning 1st Floor Retirement Apartment in the Heart of Lytham
- Large Lounge with Dining Area
- Balcony Leading off with Views of the Rear Communal Gardens
- Fitted Kitchen
- Hallway with a Guest Cloaks/WC & Utility Cupboard
- Spacious Double Bedroom & En Suite Shower Room/WC
- Excellent Communal Facilities Including Restaurant, Hairdressers, Cinema & Coffee Lounge
- Large Residents Car Park with a Number of Electric Car Chargers, Mobility Scooter Room
- Standing in Beautiful Landscaped Communal Gardens
- No Onward Chain, Leasehold, Council Tax Band C & EPC Rating B

£298,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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39 The Sidings Wharf Street, Lytham

GROUND FLOOR

COMMUNAL ENTRANCE



Very tastefully presented communal entrance with a Video security entry phone system. 24 hour manned Management Office. Lifts and stairs to all floors.

COMMUNAL FACILITIES

The Sidings boasts an excellent range of communal facilities which include a Residents Lounge and Coffee Lounge, subsidised Restaurant, Hairdressing Salon, Activities Studio with a number of organised daily activities, mobility scooter store and Therapy Suite. There is also a cinema room and guest suites available to book for family and friends on the 3rd floor.

COMMUNAL LOUNGE



COFFEE LOUNGE



FIRST FLOOR

PRIVATE ENTRANCE

HALLWAY

16'6 x 12'9 max



(max L shaped measurements) Spacious central Hall approached through a hardwood door. Wall mounted Video entry phone handset. Inset ceiling spot lights. Very useful built in carpeted store room 5'5 x 5'4 with an overhead spot light and power points. Internet point. Electric meter and consumer unit. Fitted display book shelf.

UTILITY CUPBOARD

7'2 x 2'6

Double opening doors from the Hallway reveal a useful built in Utility cupboard with an overhead light and ceiling extractor fan. Pine display shelving for linen storage. Freestanding washing machine and space for a tumble dryer. Wall mounted Aquapoint water heater.

CLOAKS/WC
6'3 min x 4'10



Modern two piece white suite comprises: Gerberit pedestal wash hand basin with a centre mixer tap. Semi concealed low level WC with a dual flush. Display sill. Part tiled walls. Two inset ceiling spot lights and extractor fan. Wall mounted display shoe rack/unit.

LOUNGE WITH DINING AREA
23'10 x 16'8



Impressive and very well proportioned reception room. UPVC double glazed double opening French doors overlook and give direct access to the Balcony. Four overhead ceiling lights. Two slimline Haverland electric panel heaters with integral controls. Television and satellite aerial points. Focal point is a modern fireplace with a display surround, raised matching hearth and inset supporting an electric coal effect fire. Useful corner reveal ideal for a study area, desk etc with an overhead spot light. Double opening part glazed doors lead to the adjoining Kitchen. Note: Due to the size of this reception room it is big enough to comfortably fit a large sofa bed for occasional guests.



BALCONY
8'2 x 4'9



Covered Balcony enjoying an outlook over the rear communal gardens. Glazed balustrade.

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KITCHEN
10'5 x 7'6



Spacious modern fitted Kitchen. UPVC double glazed window overlooks the rear gardens with a side opening light and display sill. Good range of eye and low level cupboards and drawers. Stainless steel sink unit with a centre mixer tap and moulded draining board. Set in matching work surfaces with splash back and concealed downlighting. Built in appliances comprise: Zanussi four ring electric ceramic hob with a glazed splash back. Illuminated extractor canopy above. Zanussi electric oven and grill with a microwave oven above. Integrated fridge/freezer and a slimline Zanussi dishwasher, both with matching cupboard fronts. Ceramic tiled floor. Four inset ceiling spot lights and extractor fan.

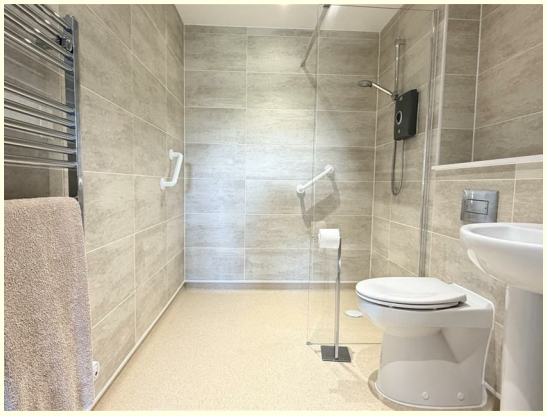
BEDROOM SUITE
14'7 x 10'9



UPVC double glazed window overlooks the rear communal gardens with a side opening light. Haverland slimline electric panel heater with integral controls. Overhead light. Built in double wardrobe. Door leads to the En Suite.



EN SUITE SHOWER/WC
8'3 x 5'4



Spacious wet room comprising a three piece modern white suite. Large showering area with a fixed glazed screen and an Aqualisa electric shower. Pedestal wash hand basin with a centre mixer tap. Semi concealed low level WC with a dual flush. Display sill above with an illuminated mirror fronted bathroom cabinet incorporating an internal shaving point. Three inset ceiling spot lights and extractor fan. Chrome electric heated towel rail.

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

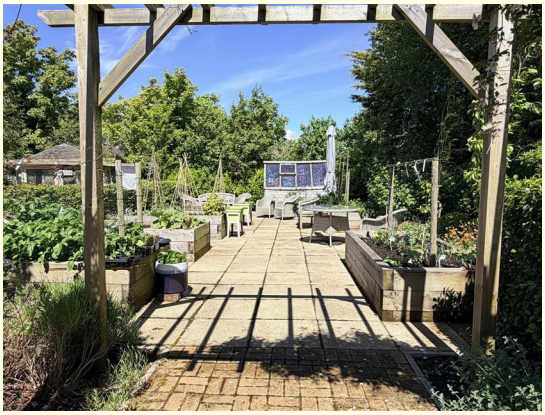
ELECTRIC HEATING
The apartment has electric heating from a number of Haverland electric panel heaters with integrated programmer controls.

COMMUNAL GARDENS



The Sidings stands in beautiful private landscaped grounds with paved pathways and a number of seating areas for residents to enjoy. An external inspection is strongly advised.





PRIVATE ACCESS TO BOOTHS



Useful direct access for residents leading through to Booths Supermarket.

PARKING

There is a large communal private car park for residents (Spaces are not allocated). There are also a number of electric car charging points. External CCTV.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 250 years (246 years remaining). Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £820.42 per month is currently levied.
On the future sale of an apartment there is a Communal Facilities Fee which is calculated based on how long the property has been owned at 4% per annum of the future sale price, capped at 20%. This amount goes into a fund which is used to refurbish or replace all communal parts of the development to the highest standard whenever required. Solicitors to confirm.

NOTES

No lettings are allowed.
We understand one well behaved dog or cat (has to be a housecat) is allowed. Dogs must be kept on a lead in the communal gardens and are not allowed in the communal areas of The Sidings.
Minimum age for residents is 55 and all potential buyers are required to have a meeting with the Office Manager at The Sidings and also pay for and complete a health assessment.

LOCATION

This beautiful 1st floor retirement apartment is located in the heart of Lytham at the luxury retirement development known as The

39 The Sidings Wharf Street, Lytham

Sidings, which was named Best Seniors Housing Scheme of the Year 2023. and this Adlington development comprises 65 apartments set over three floors, standing in superb landscaped communal gardens. Within minutes walking distance to the shops and amenities Lytham has to offer together with Lytham Green. There are a number of championship Golf Courses in the area and excellent transport connections including the train station and bus services. Lytham Health Centre is also within easy reach. The Sidings offers unique communal facilities for homeowners to socialise and which are a hive of activity of which an inspection is essential.

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

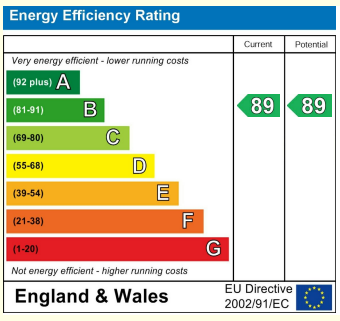
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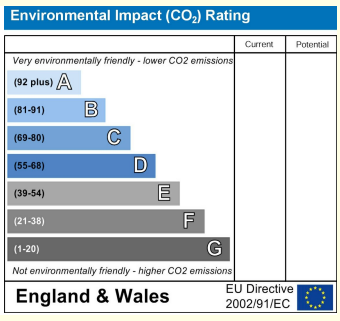
39, The Sidings, Wharf Street, Lytham St Annes, FY8 5FU



Total Area: 86.9 m² ... 936 ft² (excluding balcony)

All measurements are approximate and for display purposes only





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