JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

3 Homelinks House 39 Clifton Drive, Lytham

- Ground Floor Purpose Built Retirement Apartment
- With Direct Access to the South Facing Front Communal Gardens
- Views of the White Church Beyond
- Lounge with Dining Area
- Fitted Kitchen Leading Off
- Bedroom & Shower Room/WC
- Double Glazing & Electric Heating
- Close Walking Distance to Grannys Bay & Local Shops Nearby
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating D

£89,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance with entry phone security system. Spacious residents lounge. Lift and stairs to all floors.

PRIVATE ENTRANCE HALL

2.59m x 0.94m (8'6 x 3'1)

Approached through a hardwood inner door. Corniced ceiling with an overhead light. Ceramic tiled floor. Wall mounted entry phone handset/emergency control panel. Very useful built in store/airing cupboard 4'6 x 3'1 with an overhead light, shelving and housing the hot water cylinder. Wall mounted electric meter and consumer unit. White panelled doors leading off.

LOUNGE WITH DINING AREA

5.11m x 3.20m (16'9 x 10'6)

Well proportioned and tastefully presented reception room. UPVC double glazed French door overlooks and gives direct access to the front SOUTH FACING' communal gardens with delightful views of the White Church beyond. Matching full length UPVC double glazed picture window to the side with an opening light and fitted integral window blinds. Corniced ceiling. Two wall lights. Television aerial point. Elnor Gabarron electric night storage heater on the inner wall. Internet point. Emergency pull cord. Focal point of the room is an attractive fireplace with a wood display surround, raised hearth and decorative tiled inset, supporting an electric coal effect fire. Opening to the adjoining Kitchen.

KITCHEN

2.13m x 1.63m (7' x 5'4)

Range of fitted eye and low level cupboards and drawers. Single drainer circular sink unit with a centre mixer tap set in roll edged laminate working surfaces with splash back tiling and concealed down lighting. Built in four ring electric ceramic hob with an Indesit illuminated extractor canopy above. Electric oven and grill below. Freestanding Fridgemaster fridge/freezer. Ceramic tiled floor. Corniced ceiling and wall lighting.

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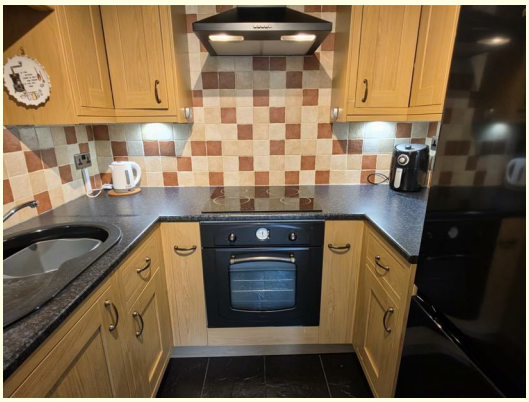

BEDROOM

3.45m plus wardrobe x 2.62m (11'4 plus wardrobe x 8'7)
Fitted double bedroom. UPVC double glazed 'tilt & turn' opening window overlooking the south facing front aspect. Fitted integral window blinds. Corniced ceiling. Television aerial point. Wall mounted slimline electric fire. Range of fitted bedroom furniture comprises: three double wardrobes, fitted double headboard and overbed storage with two wall lights. Matching bedside units.

SHOWER ROOM/WC

2.01m x 1.60m (6'7 x 5'3)
Three piece white suite comprises: Wide tiled shower with a fixed and pivoting glazed screens. Triton T80 electric shower. Pedestal wash hand basin with an illuminated mirror above and glass display shelf. Low level WC completes the suite. Wall mounted bathroom cabinet. Chrome heated electric ladder towel rail. Ceramic tiled floor. Corniced ceiling.

ELECTRIC HEATING

The property enjoys the benefit of electric heating from a Elnor Gabarron night storage heater in the Lounge supplemented by electric fires in the Lounge and Bedroom together with heated ladder towel rail in the Shower Room.

DOUBLE GLAZING

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

GUEST SUITE

A guest suite is available on the first floor which is ideal for relatives or friends

LAUNDRY ROOM

Homelinks House has a communal laundry room available to all residents

LOCATION

This well presented one bedroomed ground floor retirement flat boasts direct access and south facing views of the front communal gardens with the White Church beyond. Homelinks House is situated on the corner of Clifton Drive and Ansdell Road South, within just a short stroll to Ansdell's thriving shopping facilities on Woodlands Road, with its local Post Office and train station, and having transport services running adjacent to the development on Clifton Drive to both Lytham and St Annes centres. Granny's Bay and Fairhaven Lake are also within close walking distance together with the promenade walk into Lytham. No onward chain.

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MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £335.82 per month is currently levied.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 99 years (57 years remaining) subject to an annual ground rent of £458.32, £229.16 paid every 6 months. Council Tax Band B

NOTE
The current Vendor is related to an employee of John Ardern & Company Ltd

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
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 October 2026

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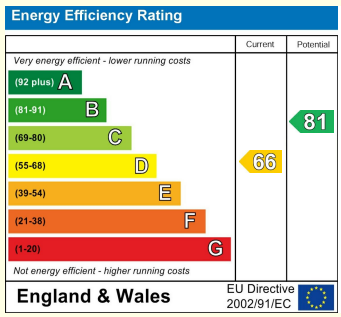

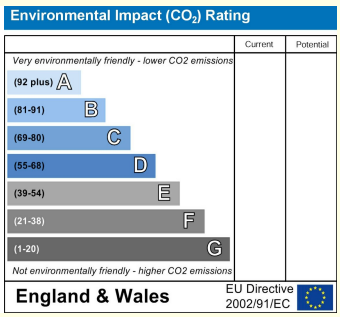

The Property Ombudsman

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