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

4 Mercer House Fairlawn Road, Lytham

- Superb 1st Floor Furnished Purpose Built Apartment
- Spacious Lounge with Dining Area & Feature Vaulted Ceiling
- Sun Balcony with Views of the Landscaped Grounds & Lytham Green Beyond
- Fitted Kitchen & Cloaks/WC
- Principal Bedroom with Dressing Room & En Suite Bathroom/WC
- 2nd Double Bedroom with En Suite Shower/WC
- Gas Central Heating & Double Glazing
- Allocated Parking Space in the Underground Garage
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating TBC

Offers Over £395,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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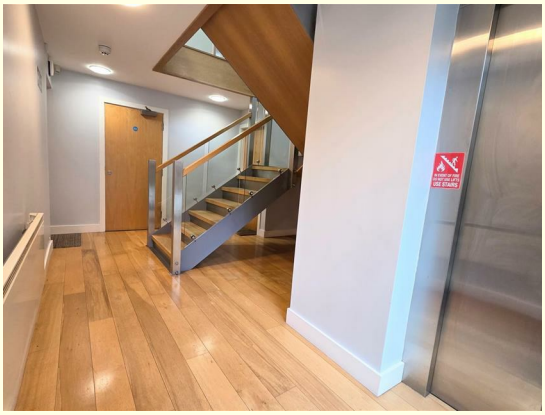
GROUND FLOOR ENTRY TO FAIRLAWNS
Security entry phone system at the main gate releases clients into the grounds.

MERCER HOUSE ENTRANCE



Second security entry phone system also allows clients into the main building. Stairs and lift to both floors.

1ST FLOOR COMMUNAL LANDING
Communal landing serving two apartments.

PRIVATE ENTRANCE HALL
22'5 x 2'10
(plus entrance reveal) Central Hall with a single panel radiator. Five inset ceiling downlights. Matching doors leading off.

CLOAKS/WC
5'9 x 3'

Two piece white suite with chrome taps and accessories comprises: Pedestal wash hand basin. Ceramic splash back tiling and glass shelf above. Duravit Low level WC. Single panel radiator. Two inset ceiling downlights and extractor fan. High level circuit breaker fuse box. Recessed wall display area.

LOUNGE WITH DINING AREA
19'9 x 16'8 max

(max L shaped measurements) Superb very spacious reception room. Feature pitched ceiling with matching double glazed high level windows giving maximum light. Sliding patio doors and adjoining French door give direct access onto the Balcony. Additional opening double glazed front window. Delightful views from the Lounge towards Fairlawn Road playing fields and Lytham Green. Two double panel radiators. Two fitted wall lights. Wall mounted security entry phone handset. Television and Sky aerial points.

SUN BALCONY

10'5 x 4'

Approached through the sliding patio doors and adjoining French door from the Lounge. Timber flooring and lazed windbreak. Pitched ceiling provides some cover. Side wall light. The views from the sun balcony face South East and have superb views looking over the landscaped grounds with Lytham Green beyond.

KITCHEN

9'5 x 9'

Extremely well fitted Kitchen. Double glazed opening window faces 'due south' with fitted venetian blind. Range of 'Siematic' wall and floor mounted cupboards and drawers. Inset Blanco single drainer stainless steel sink unit with mixer taps. Set in working surfaces with splash back tiling and concealed downlighting. Built in Neff appliances comprise: Electric oven with Microwave oven above. Neff five ring gas hob in a matching stainless steel surround with extractor canopy above. Integrated dishwasher. Concealed and fitted Neff washer/dryer. Integrated fridge and freezer, all with matching cupboard fronts. Built in Kitchen Vision LCD television with matching chrome surround. Cupboard conceals a Ariston gas central heating combi boiler with programmer control. Dimplex kick Space electric floor heater. Four inset ceiling downlights. Note: The Kitchen pots, pans, crockery and cutlery are included in the asking price.

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PRINCIPAL BEDROOM SUITE
12'10 x 11'7

A well appointed principal double bedroom. Double glazed opening window with fitted venetian blind overlooks the rear courtyard. Panel radiator on the outer wall. Telephone point. Dressing Room and En Suite leading off.

DRESSING ROOM
6'4 x 4'9

Double glazed opening outer window overlooks a side courtyard with the high level perimeter wall and Clifton Drive beyond. Single panel radiator.

EN SUITE BATHROOM/WC
6'4 x 6'4

Obscure double glazed opening outer window. Three piece white suite with chrome taps and accessories comprises: Panelled bath with a mixer tap and over bath shower. Pivoting glazed screen. Pedestal wash hand basin with glass display shelf above and fitted mirror fronted medicine cabinet over. The suite is completed by a Duravit low level WC. Chrome heated ladder towel rail. Three inset ceiling spotlights and extractor fan. Part ceramic tiled walls and tiled floor.

BEDROOM SUITE TWO

9'6 x 9'5

Spacious second double bedroom. Side double glazed window with fitted venetian blinds enjoys delightful views looking onto the landscaped grounds facing 'due south' and Lytham Green in the background. Panel radiator. Door leading to the En Suite.

EN SUITE SHOWER ROOM/WC

Ceramic tiled walls and matching floor. Three piece white suite with chrome taps and accessories comprises: Step in tiled shower compartment with a plumbed shower and folding glazed outer doors. Pedestal wash hand basin with glass shelving and accessories above. Mirror fronted bathroom cabinet. The suite is completed by a Duravit low level WC. Chrome heated ladder towel rail. Two inset ceiling spot lights and extractor fan.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Ariston 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

GARAGING

Underneath Holcroft House, there is access to the communal underground garaging and this apartment has an allocated space, number 13.
Note: The front pedestrian gate and main driveway gates are electrically operated.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2490 per annum is currently levied. This includes the block insurance.

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 £250. Council Tax Band E

INTERNET CONNECTION

Full Fibre Broadband is available to order now. Further information can be found at https://www.openreach.com/broadband-network/fibre-availability

NOTE

The property is being sold furnished.
We understand well behaved pets are allowed and lettings (not holiday lets). Solicitors to confirm.

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LOCATION

This superb two bedroomed 1st floor apartment enjoys stunning views overlooking the landscaped grounds of 'Fairlawns' with the Ribble Estuary and Southport in the background. This development known as Fairlawns is set in secure walled grounds approached through electrically operated external gates on Fairlawn Road adjacent to Lytham Green and the Promenade. Lytham centre with its comprehensive shopping facilities and town centre amenities are within easy strolling distance. An internal inspection is strongly recommended to fully appreciate the well appointed accommodation this property has to offer with the benefit of a Balcony. 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

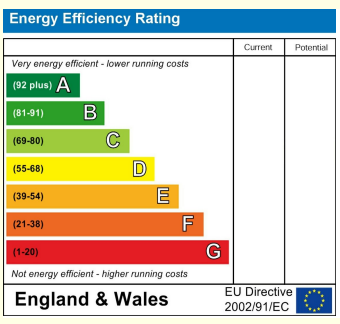
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

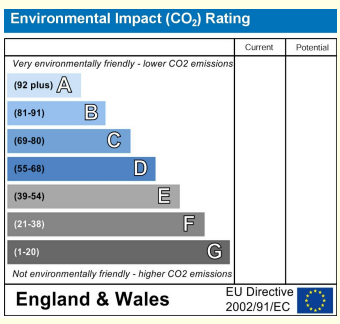
Digital Markets, Competition and Consumers Act 202

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 August 2025

JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55

6 Park Street, Lytham, Lancashire, FY8 5LU
Tel: 01253 795555 • Fax: 01253 794455
www.johnardern.com
Principal: John M.Ardern FNAEA
Sales Manager: Zoe J. Ardern (BAHons) MNAEA





The Property Ombudsman

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