



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Stamford Court St. Leonards Road West, St Annes

- 1st Floor Purpose Built Flat
- Lounge with Bay Window
- Modern Fitted Kitchen
- Double Bedroom
- Dressing Room/Study
- Modern Bathroom/WC
- Double Glazing & Electric Heating
- Leasehold & EPC Rating D
- No Onward Chain
- Close to Beach & Local Shops

£119,500

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



www.johnardern.com



3 Stamford Court St. Leonards Road West, St Annes

GROUND FLOOR

PRIVATE ENTRANCE

Approached through a UPVC outer door with an inset double glazed frosted panel. Overhead light. Staircase with hand rail leads to the first floor

FIRST FLOOR LANDING

4.04m x 1.78m (13'3 x 5'10)

Spacious central landing. Corniced ceiling. Telephone point. Dimplex night storage heater. Obscure glazed door gives access to the private rear staircase, again with a side hand rail and leading to the ground floor. Hardwood outer door with inset stained glass leaded panel gives direct access to the rear communal garden. Some high level storage space. Built in airing cupboard with louvre door houses a hot water cylinder and provides linen storage space. Doors lead off to all rooms

LOUNGE

4.42m x 4.09m into bay (14'6 x 13'5 into bay)

Well appointed principal reception room. UPVC double glazed walk in bay window enjoys an outlook to the front elevation. Two top opening lights. Fitted window blinds. Dimplex night storage heater. Television aerial point. Corniced ceiling. Focal point of the room is a fireplace with white display surround and raised hearth.



KITCHEN

3.05m x 1.93m plus reveal (10' x 6'4 plus reveal)

(minimum measurements) UPVC double glazed window overlooks the rear aspect. Side opening light. Additional UPVC obscure double glazed window provides further excellent natural light. Good range of modern eye and low level cupboards and drawers. Single drainer sink unit with centre mixer tap set in roll edged wood effect work surfaces

with matching splash back. Built in appliances comprise: Zanussi four ring electric hob. Electrolux illuminated extractor canopy above. Electrolux electric oven and grill below. Integrated fridge and freezer, both with matching cupboard fronts. Plumbing for washing machine. Part panelled walls



BEDROOM

3.48m x 3.07m (11'5 x 10'1)

Tastefully decorated double bedroom. UPVC double glazed window overlooks the rear elevation. Top opening light. Fitted window blinds. Sunhouse night storage heater. Two fitted double wardrobes. Corniced ceiling



DRESSING ROOM/STUDY

3.35m x 1.98m max (11' x 6'6 max)

(max L shaped measurements) UPVC double glazed window overlooks the front elevation with top opening light. Corniced ceiling. Sunhouse night storage heater. Fitted double wardrobe

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BATHROOM/WC

2.31m x 1.75m (7'7 x 5'9)

UPVC obscure double glazed window with top opening light. Fitted window blinds. Modern three piece white suite comprises: Wood panelled bath with a Neptune Solo electric shower over and folding glazed screen. Vanity wash hand basin with fitted cupboard below and centre mixer tap. Wall mirror above with glazed display shelf. Low level WC completes the suite. Part panelled walls incorporating an attractive decorative panel to one wall. Access to loft space.



OUTSIDE

To the rear of Stamford Court is a communal garden area, flagged for ease of maintenance. Parking is readily available on St Leonards Road West.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of night storage heaters

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 £5. Council Tax Band A

NOTE

Lettings we understand are allowed. Pets are allowed as long as not a nuisance to other residents
Solicitors to confirm

LOCATION

This delightfully appointed first floor purpose built apartment is situated on the corner of St Leonards Road West and Caryl Road, in a most convenient location within minutes to Old Links Golf Course together with the beach and foreshore. There are transport services running along Clifton Drive North directly into St Annes Square. Local shops are also available within walking distance on St Davids Road North. Viewing recommended. 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

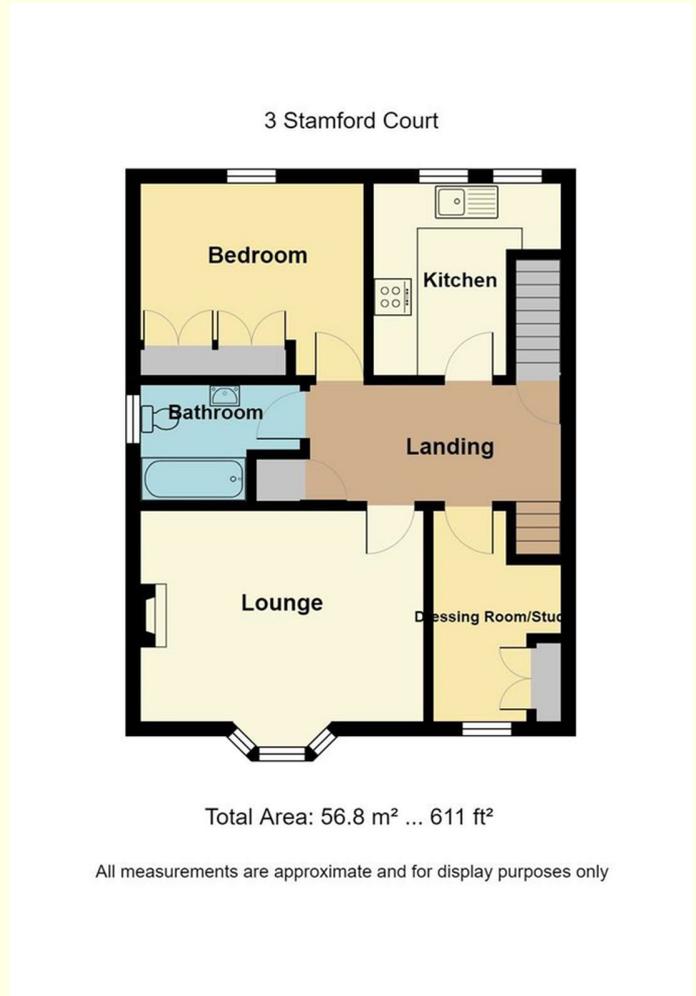
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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.

PROPERTY MISDESCRIPTION ACT

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purchasers are recommended to carry out their own investigations before contract. Details Prepared June 2021



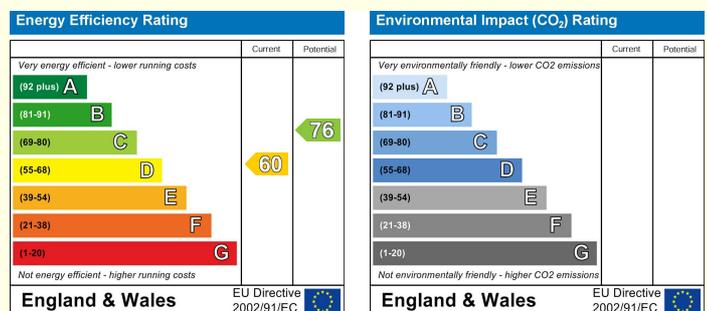
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