



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Barton Mansions 66 North Promenade, St Annes

- Ground Floor Apartment
- Large Lounge
- South Facing Sun Balcony
- Modern Fitted Kitchen
- Two Bedrooms
- Modern Bathroom/WC
- Additional WC
- Garage & Private Store Room
- No Onward Chain
- Leasehold & EPC Rating D

£215,000

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



www.johnardern.com



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GROUND FLOOR

Communal entrance with security entry phone hand set. Lift and stairs to all floors.

PRIVATE ENTRANCE

HALLWAY

3.18m x 2.57m (10'5 x 8'5)

Central hallway approached through a hardwood outer door with an obscure glazed panel above. Corniced ceiling. Double panel radiator. Telephone point. Two built in cloaks/store cupboards with shelving. Additional store cupboard with overhead light. Doors lead off to all rooms

LOUNGE

5.56m x 3.73m (18'3 x 12'3)

Spacious principal reception room. UPVC double glazed sliding patio doors overlook and give direct access to the sun balcony. Single panel radiator and three double panel radiators. Corniced ceiling. Television aerial point.



BALCONY

3.66m x 1.68m (12' x 5'6)

Covered balcony with obscure glazed balustrade. Enjoying a sunny south facing aspect with views of the front communal gardens with the sand dunes beyond and being yards to the beach beyond. Ceramic tiled floor.



DINING KITCHEN

4.93m x 2.13m (16'2 x 7')

Recently fitted (2021) modern kitchen. UPVC double glazed opening window overlooks the rear elevation. Good range of eye and low level fixture cupboards and drawers. Lamona stainless steel single drainer sink unit with centre mixer tap. Set in laminate roll edged working surfaces with matching splash back. Built in Lamona four ring ceramic electric hob with illuminated extractor canopy above. Electric oven and grill below. Plumbing for washing machine or dishwasher. Space for a fridge/freezer. Wall mounted Glowworm combi gas central heating boiler. Ceramic tiled floor. Corniced ceiling. Double panel radiator.



BEDROOM ONE

5.33m x 3.05m (17'6 x 10')

Well proportioned principal double bedroom. UPVC double glazed window overlooks the front of the developments with views of the sand dunes. Side opening light. Corniced ceiling. Double and single panel radiators. Television aerial point. Telephone point. Bank of wardrobes to one wall with sliding doors.



BEDROOM TWO

3.48m x 2.44m (11'5 x 8')

Second double bedroom. UPVC double glazed window to the rear elevation. Double panel radiator. Telephone point. Fitted wardrobe with sliding doors. Corniced ceiling.

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BATHROOM/WC

2.74m x 1.96m (9' x 6'5)

Recently fitted (2021) modern white bathroom suite. UPVC obscure double glazed opening window to the rear elevation. Three piece suite comprises: Panelled bath with plumbed shower over and a glazed shower screen. Pedestal wash hand basin. Low level WC completes the suite. Wall mounted shaving socket. Ceramic tiled walls. Chrome heated ladder towel rail. Corniced ceiling



SECOND WC

1.45m x 1.07m (4'9 x 3'6)

Very useful additional WC. Two piece original coloured suite. Armitage Shanks pedestal wash hand basin. Low level WC. Display shelf. Tiled walls. Wall mounted Xpelair extractor fan. Panel radiator incorporating a heated towel rail.

PRIVATE BASEMENT STORE ROOM/UTILITY

3.66m x 3.51m (12' x 11'6)

Very useful numbered store room. With power, light and water supplies connected. Plumbing for automatic washing machine if required. Ample space for a tumble dryer and additional fridge/freezer if required.

OUTSIDE

Barton Mansions stands in very attractive lawned gardens with manicured shrub and flower borders and wide driveway leading to the rear court yard with garaging and lower floor entrance with lift to all floors.

GARAGE

Brick constructed single garage approached through an up and over door. (As you look through the apartment's kitchen window, the allocated garage is the middle one on the right hand side)

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Glowworm 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

MAINTENANCE

A management company has been appointed to administer and control outgoing expenses to common parts. A figure of £2000 per annum is currently levied. This figure 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 £35. Council Tax Band E

NOTE

Lettings are not allowed. Pets (cats/birds) are allowed with permission from the Management company and current apartment owners. Solicitors to confirm

LOCATION

This two bedroomed elevated ground floor apartment is located at Barton Mansions, situated on North Promenade in St Annes directly facing the sand dunes with beach and foreshore beyond. St Annes Square with its comprehensive shopping facilities and town centre amenities lies within easy reach and there are transport services nearby running on Clifton Drive North to both St Annes, Lytham and Blackpool. NO ONWARD CHAIN



VIEWING THE PROPERTY

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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

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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

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 November 2021

2 Barton Mansions



Total Area: 81.2 m² ... 874 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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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	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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