



ESTATE AGENTS • VALUER • AUCTIONEERS



37 Woodlands View, Ansdell

- Ground Floor Apartment
- Spacious Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking Space
- Electric Heating & Double Glazing
- Close to Local Shops
- Viewing Recommended

£198,500

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

With fitted video entry phone security system.

PRIVATE ENTRANCE

HALLWAY

4.22m x 2.95m (13'10 x 9'8)

(max L shaped measurements) Wood laminate floor. Slimline Creda electric panel heater. Video entry phone handset. Airing cupboard contains an insulated hot water cylinder with adjoining Economy 7 programmer. Very useful cloaks/store plus an additional storage cupboard leading from the hall.

LOUNGE

7.77m x 3.48m (25'6 x 11'5)

A superb very spacious lounge with side dining area. Double glazed window with side opening light overlooks the rear courtyard and has the advantage of directly facing the numbered car parking space for the apartment. Second side window gives further natural light. The focal point of the room is a polished marble fireplace with canopied pebble effect electric fire and having a matching marble overmantle and hearth. Stiebel Eltron electric panel radiator with integral programmer control. Television/Sky aerial points.



KITCHEN

3.48m x 3.28m (11'5 x 10'9)

(max average measurements) Extremely well appointed and fitted kitchen. Excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with discrete downlighting. Inset one and a half bowl single drainer sink incorporating a waste disposal unit and having a chrome mixer tap. Built in Bosch appliances comprise: Fan

assisted electric oven and grill. Four ring ceramic hob. Matching illuminated stainless steel extractor canopy above. Integrated fridge and freezer. Integrated dishwasher and washing machine/tumble dryer. Double glazed window with side opening light overlooks the rear elevation and visitor parking space.



MASTER BEDROOM

5.84m x 2.90m max (19'2 x 9'6 max)

(max L shaped measurements) Extremely well appointed principal double bedroom. Double glazed window with side opening light overlooks the communal rear gardens and parking. Slimline electric Creda panel heater. Fitted wardrobe range



EN SUITE SHOWER ROOM/WC

2.34m into shower x 1.40m (7'8 into shower x 4'7)

Modern three piece Twyford's suite comprises: Pedestal wash hand basin with chrome mixer tap and wall mounted shaving point above. Step in tiled shower compartment with a Triton electric shower and pivoting outer door. The suite is completed by a low level WC. Electric chrome heated ladder towel rail.

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BEDROOM TWO

5.84m x 2.62m (19'2 x 8'7)

Second well proportioned double bedroom. Double glazed window with side opening light overlooks the rear communal courtyard and gardens. Creda slimline panel radiator. Fitted wardrobe range



BATHROOM/WC

2.51m x 1.68m (8'3 x 5'6)

With part tiled walls. White three piece Twyford's suite comprising: Panelled bath with chrome mixer tap. Pedestal wash hand basin with matching mixer tap and the suite is completed by a low level WC. Chrome electric heated towel rail.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

PARKING

The apartment has a number allocated parking space

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years subject to an annual ground rent of £125. Council Tax Band D

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1294.40 per annum is currently levied, this includes Block insurance, window cleaning and all garden maintenance

NOTE

Lettings are allowed
Pets are NOT allowed

LOCATION

This superbly appointed and spacious ground floor two bedroomed purpose built apartment enjoys a nice position in the development and is conveniently situated within minutes from Ansdell's thriving shopping facilities on Woodlands Road and only minutes to the beach and foreshore. The external gardens are very well maintained by the Management company and a viewing of the property is strongly recommended.

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

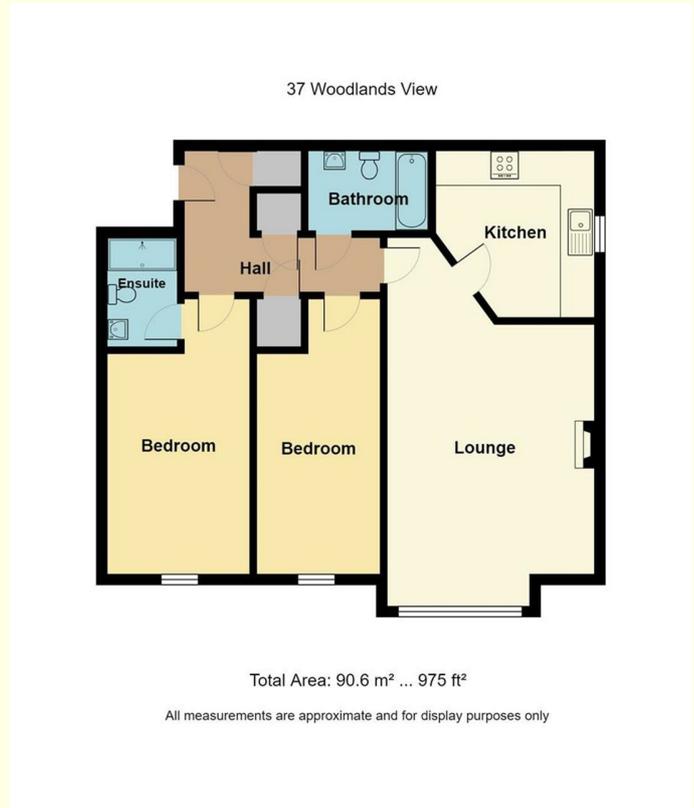
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated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

John Ardern & Company for themselves and their clients

37 Woodlands View, Ansdell

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 July 2021



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		81	
		65	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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