



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Ribble Point 255 Inner Promenade,

- Stunning 1st Floor Purpose Built Apartment
- Superb Views of Fairhaven Lake
- Spacious Lounge with Sun Balcony
- Fitted Kitchen & Dining Room Leading off
- Separate Utility Room
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Double Garage, Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating B

£542,500

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



www.johnardern.com



4 Ribble Point 255 Inner Promenade,

GROUND FLOOR

REAR COMMUNAL ENTRANCE

Very tastefully presented Communal Hall with a security video entry system. Lift and stairs to all floors. Individual post boxes.

FIRST FLOOR

PRIVATE ENTRANCE HALLWAY



Very spacious 'L' shaped central hallway. Corniced ceiling. Panel radiator with display shelf above. Wall mounted video entry phone panel. Telephone point. Side store cupboard with hanging space and shelving and having circuit breaker fuse box. Linen store cupboard with open shelving.

LOUNGE

25'10 x 13'6



Extremely well appointed large principal reception room. Double glazed windows with lower opening lights enjoy superb

views looking over FAIRHAVEN LAKE with the Ribble Estuary, Southport and the Welsh Hills in the back ground. Double opening, double glazed doors overlook and give access onto the SUN BALCONY. The focal point of the room is a modern curved polished marble fireplace with gas coal effect living flame fire and raised curved hearth. Two inglenook style double glazed obscure windows with blinds. The room has two double panel radiators with display shelves above. Corniced ceiling. Television and telephone points.



SEMI ENCLOSED SUN BALCONY

9'5 x 8'3



With timber decked floor and having glazed balustrade. External light. Stunning panoramic south facing views look over the lake and Granny's Bay and the Ribble Estuary.

KITCHEN

14' x 9'4



Extremely well planned and fitted modern kitchen. Ceramic floor and part wall tiles. Excellent selection of wall and floor mounted cupboards and drawers. Granite working surfaces with discreet downlighting. Inset one & a half bowl stainless steel sink incorporating a waste disposal unit and having a granite molded draining board and chrome mixer taps. Built in Neff appliances comprise: fan assisted automatic electric oven. Combination microwave oven above. Four ring gas hob. Illuminated stainless steel extractor canopy over. Integrated dishwasher. Built in fridge and freezer. Double glazed obscure outer window with fitted blind. Ceiling halogen and canopy downlights. Illuminated glass fronted display cabinet. Cupboard contains a Glowworm gas central heating boiler. Double panel radiator with display shelf above. Archway leads to:

DINING ROOM

12' x 9'5



Second well planned reception room leading from the fitted kitchen. Double glazed window overlooks the rear court yard. Fitted blind. Double panel radiator with display shelf above. Corniced ceiling.

LAUNDRY ROOM



With ceramic floor and part wall tiles. Range of fitted wall and floor mounted cupboards. Turned laminate working surfaces with inset single drainer stainless steel sink unit and chrome mixer tap. Panel radiator. Beko automatic washing machine and Beko tumble dryer. Ceiling extractor fan.

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BEDROOM SUITE ONE

19'6 x 10'9



Extremely spacious principal king bedroom. Double glazed opening windows overlook the rear court yard. Excellent range of modern fitted wardrobes with centre mirrored doors and matching bedside drawer units. Double panel radiator with display shelf above. Corniced ceiling. Television aerial point.



EN SUITE SHOWER ROOM/WC

7'2 x 6'9



With ceramic tiled walls. Three piece suite comprises: tiled shower compartment with pivoting curved centre doors. Plumbed shower with six body jets and separate hand shower. Vanity wash hand basin set in a turned surround with cupboards beneath and illuminated mirror above. Wall mounted shaving point. The suite is completed by a semi concealed low level WC. Chrome heated ladder towel rail. Wall mounted extractor fan. Obscure double glazed opening outer window. Ceiling downlights.

BEDROOM TWO

15'10 plus wardrobes x 10'



Extremely well appointed and fitted second King bedroom. Double glazed window overlooks the rear garden. Fitted blind. the bedroom has a range of modern fitted wardrobes with centre kneehole dressing table with mirror above, display glass shelving and stool. Double panel radiator with display shelf above. Corniced ceiling. Television aerial point.



BATHROOM/WC

10'9 x 7'



With ceramic floor and wall tiles. Four piece Villeroy & Boch white suite comprises: paneled bath with chrome mixer tap. Vanity wash hand basin set in a turned laminate surround with cupboards beneath and mirror over with halogen downlights. Wall mounted shaving point. Tiled shower compartment with pivoting curved centre doors. Plumbed shower with six body jets and separate hand shower. The suite is completed by a semi concealed low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights and wall mounted extractor fan.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating

from a Glowworm boiler serving panel radiators and domestic hot water.

OUTSIDE

Ribble Point stands in superb landscaped gardens to the front and rear with block paved wide driveway approached through electrically operated wrought iron gates leading to the rear garaging with wide matching block paved area's for turning. Additional visitor car parking area's. Outside lighting.

DOUBLE GARAGE

17' x 16'9

Brick constructed double garage (No 4) with electrically operated up & over door. Power and light supplies

LOCATION



A superbly presented two bedroomed 1st floor apartment with a sun Balcony boasting panoramic views. Ribble Point is a small selected development constructed in late 2002 to 2003 by Newfield Jones to a very high standard and enjoys a superb location directly facing FAIRHAVEN LAKE with its many attractions and having the beach and foreshore adjoining. There are transport services running along Clifton Drive to both Lytham and St Annes principal shopping centres and there are local shops within just a few minutes stroll on Woodlands Road in Ansdell together with its own train station linking Blackpool, Preston and beyond. Viewing strongly recommended. No onward chain.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent £200. Council Tax Band F.

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MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2821.54 per annum is currently levied and this includes the Buildings Insurance.

NOTE

We understand Pets are not allowed. Long term lets are allowed, but not holiday lets.

THE GUILD

John Arden & 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.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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

Digital Markets, Competition & Consumers Act 2024

John Arden & 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 March 2026



TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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