



ESTATE AGENTS • VALUER • AUCTIONEERS



18 Homelinks House 39 Clifton Drive, Lytham

- 1st Floor Retirement Apartment
- Views of the Rear Communal Garden
- Lounge
- Kitchen
- Fitted Bedroom
- Shower Room/WC
- Close to Local Shops & Granny's Bay
- Electric Heating & Double Glazing
- Leasehold & EPC Rating C
- Viewing Recommended

£72,500

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance with entry phone security system. Residence lounge. Lift and stairs to all floors.



FIRST FLOOR

PRIVATE ENTRANCE HALL

2.62m x 0.94m (8'7 x 3'1)

Approached through a hardwood door. Corniced ceiling. Built in store cupboard with overhead light, and housing a hot water cylinder. Emergency pull cord.

LOUNGE

4.93m x 3.20m (16'2 x 10'6)

Well proportioned reception room. UPVC double glazed window enjoys views overlooking the rear communal gardens. Side opening light. Corniced ceiling. Television aerial point. Two wall lights. Emergency pull cord. Telephone point. Electric storage heater. Double opening part obscure glazed arched doors leading to the adjoining Kitchen.



KITCHEN

2.21m x 1.65m (7'3 x 5'5)

Low level fixture cupboards and drawer. Stainless steel single drainer sink unit with centre mixer tap. Set in laminate working surfaces with space for a counter top microwave and electric cooking ring etc. Space for a

fridge/freezer. Corniced ceiling. Wall mounted extractor fan. Tiled walls and floor.



BEDROOM

3.48m plus wardrobes x 2.62m (11'5 plus wardrobes x 8'7)

UPVC double glazed opening window enjoys the views of the rear communal gardens. Tiled display sill. Range of fitted bedroom furniture comprises a double and three single wardrobes, overbed storage and two wall mounted strip lights. Dressing table with eight drawers below. Electric night storage heater. Television aerial point. Corniced ceiling.



SHOWER ROOM/WC

2.01m x 1.63m (6'7 x 5'4)

Three piece white bathroom suite comprises: Wide shower cubicle with glazed sliding door, hand rails and an electric Redring Plus electric shower. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted wall mounted bathroom cabinet above. Low level WC completes the suite. Wall mounted electric heater. Emergency pull cord. Ceramic tiled walls and floor. Corniced ceiling. Wall mounted extractor fan.

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ELECTRIC HEATING

The property enjoys the benefit of economy 7 electric heating from two night storage heaters.

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED

LOCATION

Quiet 1st floor one bedroomed retirement flat with views of the rear communal gardens. Homelinks House is situated on the corner of Clifton Drive and Ansdell Road South, within just a short stroll to Ansdell's thriving shopping facilities on Woodlands Road, with its local Post Office and train station, and having transport services running adjacent to the development on Clifton Drive to both Lytham and St Annes centres. Granny's Bay and Fairhaven Lake are also within close walking distance together with the promenade walk into Lytham,.



GUEST SUITE

A guest suite is available on the first floor which is ideal for relatives or friends

LAUNDRY ROOM

Homelinks House has a communal laundry room available to all residents

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £183.67 per month is currently levied.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 99 years (from September 1984) subject to an annual ground rent of £460. Council Tax Band B

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

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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 May 2023

18 Homelinks House 39 Clifton Drive, Lytham

Flat 18, Homelinks House, 39, Clifton Drive, Lytham St Annes, FY8 1QT



Total Area: 40.3 m² ... 433 ft²

All measurements are approximate and for display purposes only



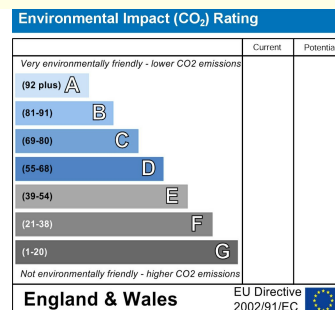
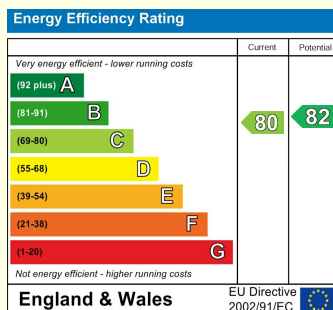
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