



ESTATE AGENTS • VALUER • AUCTIONEERS



The Baltimore (Phase 2) Richmond Point Queensway, Lytham St

- Brand New Detached House
- The Baltimore
- Three Reception Rooms
- Open Plan Living/Dining Kitchen
- Utility Room & Cloaks/WC
- Four Bedrooms
- Three Bathrooms
- Double Garage
- Gardens Front & Rear
- Gas CH & Double Glazing

£419,950

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



www.johnardern.com



The Baltimore (Phase 2)

Richmond Point Queensway, Lytham St

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKS/WC

1.6 x 1.2 (5'2" x 3'11")

LOUNGE

5.41m x 3.66m (17'9 x 12')



LIVING/DINING ROOM

5.59m x 3.61m (18'4 x 11'10)

KITCHEN

4.19m x 3.30m (13'9" x 10'10)



UTILITY

2.01m x 1.60m (6'7" x 5'3")

ORANGERY

3.73m x 2.92m (12'3 x 9'7)

STUDY

3.3 x 3.1 (10'9" x 10'2")

FIRST FLOOR

LANDING

BEDROOM ONE

4.39m x 4.19m (14'5" x 13'9")



EN SUITE SHOWER ROOM/WC

3.28m x 1.60m (10'9" x 5'3")

BEDROOM TWO

4.42m x 3.10m (14'6" x 10'2")

EN SUITE SHOWER ROOM/WC

2.5 x 1.3 (8'2" x 4'3")

BEDROOM THREE

3.3 x 3.1 (10'9" x 10'2")

BEDROOM FOUR

3.35 x 2.6 (10'11" x 8'6")

BATHROOM/WC

3.33m x 1.80m (10'11" x 5'11")

DOUBLE GARAGE

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a boiler serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

LOCATION

Richmond Point is much more than a housing development. It is the culmination of many years of planning and preparation and represents Kensington Developments continuing ambition to be the best.

Kensington have gone to great lengths to design a comprehensive range of 3,4 & 5 bedroom homes of genuine character and high quality which will be located within a uniquely attractive setting.

Please call into the marketing suite to take a look at the ambitious plans for this incredible development.



The Baltimore (Phase 2) Richmond Point Queensway, Lytham St

(Photographs for Illustration Purposes Only)

Baltimore floor plan shown relates to Phase 2B onwards

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band to be confirmed by Kensington Developments.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

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, lythamstannespropertynews.com Email Address: zoe@johnardern.com

VIEWING THE PROPERTY

Please contact the Kensington Sales and Marketing Suite on 01253 794794 or our office on 01253 795555. The Marketing Suite on Progress Way is open every day 11am-5.30pm.

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 Professional 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.

THE BALTIMORE

Four bedroom detached home





GROUND FLOOR

	Metric	Imperial
Lounge	5400 x 3658	17'7" x 12'0"
Living/Dining	5600 x 3600	18'4" x 11'7"
Kitchen	4300 x 3300	14'1" x 10'10"
Study	3300 x 3000	10'7" x 10'0"
Utility	2000 x 1600	6'7" x 5'3"
W.C.	1600 x 1200	5'3" x 3'11"
Orangery	3726 x 2925	12'3" x 9'7"

All dimensions are approximate



FIRST FLOOR

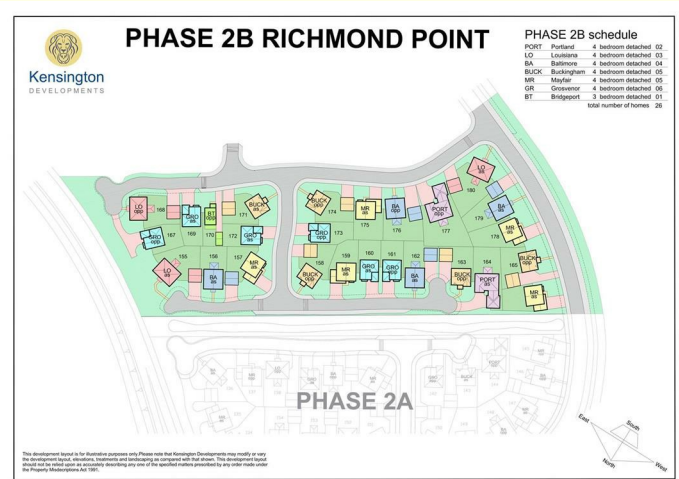
	Metric	Imperial
Bedroom 1	4388 x 4200	14'5" x 13'7"
En-suite	3300 x 1600	10'9" x 5'3"
Bedroom 2	4400 x 3300	14'5" x 10'7"
En-suite	2500 x 1600	8'2" x 5'3"
Bedroom 3	3300 x 3300	10'9" x 10'7"
Bedroom 4	3350 x 2600	11'0" x 8'6"
Bedroom	3350 x 3800	11'0" x 12'5"

Please note: Dimensions are given in metric and imperial units only. The metric figure is the primary measurement. Imperial figures are given in parentheses. All dimensions are approximate. Please refer to the full floor plan for details of room layouts and furniture placement. All dimensions are given to the nearest millimetre.



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The Baltimore (Phase 2) Richmond Point Queensway, Lytham St Annes



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www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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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