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3 St James Lodge 219 Clifton Drive South, St Annes

- Spacious Ground Floor Purpose Built Flat
- Private Self Contained Entrance
- Lounge/Dining Room with a South Facing Bay Window
- Fitted Kitchen
- Two Double Bedrooms
- Spacious Bathroom/WC
- Allocated Garage
- Gas Central Heating & Double Glazing
- Walking Distance to the Beach, No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating C

£170,000

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



www.johnardern.com



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GROUND FLOOR

Private ground floor entrance with steps leading up to the hardwood outer door. External gas and electric meters.

PRIVATE ENTRANCE VESTIBULE

1.17m x 1.14m (3'10 x 3'9)

Overhead light. Fitted matting. Side cloaks hanging space. Inner part bevel edged glazed door leading to the Lounge.

LOUNGE WITH DINING AREA

6.50m into bay x 5.05m (21'4 into bay x 16'7)

Very spacious reception room with a walk in double glazed square bay window overlooking the front south facing communal gardens. Two side opening lights and fitted vertical window blinds. Two single panel radiators. Corniced ceiling with an overhead light. Two wall lights. Television aerial point. Telephone point. Focal point of the room is a fireplace with a white display surround, raised marble hearth and inset supporting an electric fire. Door reveals a very useful walk in store room 5'7 x 3'9 with a wall light and shelving. Doors leading off to the Kitchen and Bedrooms.



KITCHEN

3.28m x 2.36m (10'9 x 7'9)

Delightful Kitchen with a double glazed opening window overlooking the front south facing communal gardens with Clifton Drive South beyond. Range of eye and low level fixture cupboards and drawers. Blanco stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling. Built in

appliances comprise: Four ring gas hob. Indesit extractor fan above. Smeg electric double oven and grill. Freestanding Beko fridge/freezer. Freestanding Miele washer/dryer. Concealed Glowworm combi gas central heating boiler (installed 2022 with the remainder of a 7 year guarantee). Matching tiled walls and a fitted pull up breakfast bar. Corniced ceiling.



INNER HALL

2.03m x 0.94m (6'8 x 3'1)

Leading off the Lounge. Corniced ceiling and an overhead light. Matching doors leading off.

BEDROOM ONE

4.06m x 3.48m (13'4 x 11'5)

Principal double bedroom. Double glazed window overlooks the rear courtyard with two top opening lights and fitted vertical window blinds. Single panel radiator. Corniced ceiling and an overhead light. Vanity wash hand basin with a cupboard below. Display surround, splash back tiling and an illuminated wall mirror above. Fitted bedroom furniture comprises a single and two double wardrobes. Central dressing table with drawers below and further storage above.

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BEDROOM TWO

4.09m x 3.05m (13'5 x 10')

Second double bedroom. Double glazed window overlooking the rear of the development with two top opening lights. Vertical window blinds. Single panel radiator. Corniced ceiling.



BATHROOM/WC

2.34m x 2.26m (7'8 x 7'5)

Three piece white bathroom suite comprises: Panelled bath with a centre mixer tap. Plumbed overbath shower and shower curtain. Pedestal wash

hand basin. Wall mirror above and glass display shelf. Low level WC completes the suite. Wall mounted shaving point. Mirror fronted bathroom cabinet. Corniced ceiling and overhead light. Wall mounted extractor fan. Tiled walls. Single panel radiator. Built in linen store cupboard with pine shelving.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler (installed 2022) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

St James Lodge stands in mature lawned gardens with high privet hedging and well stocked flower and shrub borders extremely well kept by the management company. With three visitor parking spaces to the front.

GARAGE

5.03m x 2.49m (16'6 x 8'2)

This apartment has an allocated single brick garage (number 1) accessed from the front communal driveway off Clifton Drive South, leading to the rear courtyard. (1st garage of the block) Approached through an electric up and over door. Power and light connected. Wall mounted shelving.

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 £50. Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1200 per annum (payable £600 half yearly in advance) is currently levied. Residential Building Insurance is an additional annual charge covering April to March of circa £245

NOTE

The carpets, curtains, blinds and light fittings are included in the asking price.

Sub-letting is allowed but not holiday lets and any sub-let must be for the entire flat not a room within it

Pets are allowed providing they do not cause a nuisance to other residents

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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LOCATION

St James Lodge is a delightful small development of purpose built flats which enjoys a highly sought after residential location on Clifton Drive South and the corner of Windsor Road, being within a few minutes stroll to the beach and foreshore and Royal Lytham Golf Course. There are transport services running along Clifton Drive South to both St Annes and Lytham centres with their comprehensive shopping facilities and amenities. An internal inspection is recommended to fully appreciate this delightful south facing ground floor two bedroomed apartment which has the benefit of its own private self contained entrance and an allocated Garage.

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

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.

Consumer Protection from Unfair Trading Regulation

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 March 2025

Flat 3, St James Lodge, 219, Clifton Drive South, Lytham St Annes, FY8 1ES



Total Area: 77.1 m² ... 830 ft²

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	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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