JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

5 Grannys Bay
265 Inner Promenade, Fairhaven

- Spacious 1st Floor Purpose Built Apartment
- Spacious Balcony with Panoramic Sea Views and Accessed from All Principal Rooms
- Large Lounge with Dining Area
- Modern Fitted Breakfast Kitchen
- Two Fited Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Allocated Garage with an Electric Up and Over Door Store Room
- Useful Store Room, Double Glazing & Electric Central Heating
- Viewing Recommended
- Leasehold, Council Tax Band G & EPC Rating D

£490,000

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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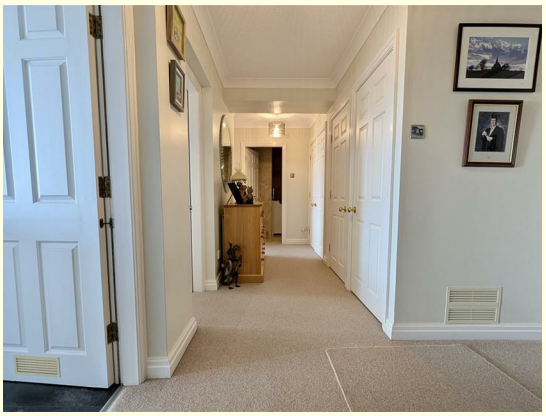
LOWER GROUND FLOOR

REAR COMMUNAL ENTRANCE
Wall mounted security video entry system. Lift and stairs to all floors. Access to an allocated private numbered and lockable STORE ROOM - 4'2 X 2'5 with an overhead light.

1ST FLOOR COMMUNAL LANDING
Secure inner communal Hall with additional security code access leading to three apartments.

PRIVATE ENTRANCE

HALLWAY
21' x 4'7 min



Tastefully presented and spacious central Hallway approached through a white panelled door. Corniced ceiling with two overhead lights. Wall mounted video entry phone handset. Internet point. Single panel radiator. White panelled doors leading off. Built in airing cupboard houses a Gabarron electric boiler serving the panel radiators, a Gledhill hot water cylinder and having an overhead light and wall mounted circuit breaker fuse box. . A 2nd adjoining large store cupboard, again with an overhead light and pine shelving for linen storage space. Double doors reveal a very useful walk in carpeted store/computer room 4'7 x 4'7, with an overhead light and fitted desk unit with shelving above.

LOUNGE WITH DINING AREA
25'8 x 12'1

Impressive principal reception room approached through a bevel edged glazed door from the Hall. With a UPVC double glazed picture window enjoying the stunning front south facing views with a side opening light and fitted vertical window blinds. Double glazed double opening French doors to the side give direct access to the SUN BALCONY. Two single panel radiators. Corniced ceiling. Four wall lights. Focal point is a modern wall mounted electric log effect fire with display shelf below. Television aerial point.

BALCONY
16'7 x 5'5

Good sized covered Balcony with a glazed and brushed chrome balustrade. With panoramic views across Fairhaven Lake and Grannys Bay. Tiled floor and three external wall lights. Patio doors leading off to the Lounge, Kitchen, and both Bedrooms.

BREAKFAST KITCHEN
14'5 x 8'5

Modern fitted breakfast kitchen. UPVC double glazed sliding patio doors overlooking and giving direct to the Balcony. Fitted roller blind. Good range of eye and low level cupboards and drawers. Bower inset single drainer sink unit with a centre mixer tap set in wood effect laminate work tops with splash back tiling and concealed down lighting. Matching peninsular breakfast bar. Built in appliances comprise: Lamona four ring electric ceramic hob. Illuminated extractor canopy above. Hotpoint electric double oven and grill. Neff integrated dishwasher. Integrated fridge and separate freezer. Plumbing and space for a washing machine. Tiled effect floor. Double panel radiator. Corniced ceiling with overhead light.

BEDROOM SUITE ONE
15'7 + reveal x 10'1 + wardrobes

Good sized principal double bedroom. UPVC double glazed picture window overlooking the front south facing aspect with a large side opening light and fitted vertical blinds. Adjoining double glazed double opening French doors giving direct Balcony access. Fitted vertical blinds. Corniced ceiling and an

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overhead light. Double panel radiator. Television aerial point. Good range of fitted bedroom furniture comprises: Five double wardrobes with four inset mirrored panels. Wide kneehole dressing table with drawers to either side. Matching white panelled door leading to the En Suite.

EN SUITE SHOWER/WC
8'8 x 7'3

Modern three piece white suite comprises: Wide step in shower cubicle with a fixed glazed screen, a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a circular sink unit and a centre mixer tap set in a wide laminate display surround with cupboards below. Low level WC completes the suite. Electrically heated chrome ladder towel rail. Part tiled walls and tiled floor. Overhead light and wall mounted extractor fan.

BEDROOM TWO
13'8 x 8'8

Delightful second double fitted bedroom. With double glazed sliding patio doors giving direct Balcony access and enjoying the superb front views. Fitted vertical and roller blinds. Corniced ceiling and an overhead light. Television aerial point. Single panel radiator. Fitted bedroom furniture comprising two double wardrobes with matching bedside drawer units and further overbed storage units. Kneehole dressing table with drawers to either side.

BATHROOM/WC
7'9 x 7'6 min + reveal

Principal Bathroom with a modern three piece white suite. Panelled bath with a centre mixer tap, overbath shower attachment and pivoting glazed screen. Pedestal wash hand basin with a centre mixer tap, glass display shelf and mirror above. Low level WC. Overhead light. Wall mounted extractor fan. Ceramic tiled floor and walls. Chrome heated ladder towel rail.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

ELECTRIC CENTRAL HEATING
The property enjoys the benefit of electric central heating from a Gabarron boiler serving water filled panel radiators. There is a separate Gledhill hot water cylinder with immersion heater for domestic hot water.

OUTSIDE
To the front of the development there are well kept communal landscaped lawned gardens with shrub and flower borders. Central visitor and additional car parking spaces. Matching driveway leads to the rear courtyard, communal entrance and access to the garaging.

GARAGE
17'8 x 8'10
Allocated garage (2nd garage from the left of the block, just off the top of the communal driveway) approached through an electric up and over door. Power and light connected.

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 £100. Council Tax Band G

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £673.62 per quarter is currently levied.

LOCATION

This very tastefully presented central 1st floor two bedroomed purpose built apartment is situated in a select development known as 'Grannys Bay', constructed by local builder Keith Bell. Offering a most convenient location within just a few minutes stroll to Ansdell's thriving shopping facilities on Woodlands Road together with the station and there are transport services within 100 yards leading to both Lytham and St Annes main centres. The apartment has a SUN BALCONY with panoramic views across GRANNY'S BAY with the beach, Southport and the Welsh Hills beyond and adjoins FAIRHAVEN LAKE with its many leisure and sporting attractions. Viewing strongly recommended.

NOTE
We understand lettings are not allowed. Pets are allowed but at management discretion. No exotic pets.
(Vendor to confirm)

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

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

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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.

Digital Markets, Competition & Consumers Act 2024

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 July 2026

5, Grannys Bay, 265, Inner Promenade, Lytham St Annes, FY8 1AZ

Total Area: 102.2 m² ... 1100 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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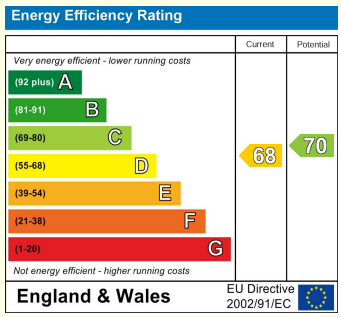

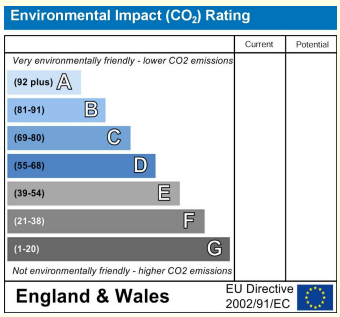

The Property Ombudsman

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