JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

6 Grannys Bay
265 Inner Promenade, Lytham St Annes

- Tastefully Presented & Spacious 1st Floor Purpose Built Apartment
- Large Lounge & Separate Dining Room
- South Facing Covered Sun Balcony with Panoramic Sea Views
- Modern Fitted Breakfast Kitchen
- Two Fitted Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Allocated Garage & Private Store Rom
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating B

£470,000

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 with an overhead light.

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

PRIVATE ENTRANCE

HALLWAY
25' x 12'5

Central Hall approached through a hardwood panelled door. Wall mounted Video entry phone system. Side cupboard housing the gas meter. Corniced ceiling. Panel radiator with a decorative screen. Telephone point. Double doors reveal a very useful built in linen store cupboard with an overhead light. White panelled doors leading off.

LOUNGE
24'7 x 11'8

Very spacious principal reception room. Sliding UPVC double glazed patio doors give direct access to the Balcony with the panoramic views beyond. Two additional UPVC double glazed opening windows to the side elevation provide further excellent natural light. Fitted vertical window blinds. Corniced ceiling. Double panel radiator. Two wall lights. Television aerial point. Focal point of the room is a fireplace with a white display surround, raised marble hearth and inset. Door leading off to the adjoining Dining Room.

SUN BALCONY
12' x 6'

Good sized south facing covered Balcony with a glazed and brushed chrome balustrade. Ceramic tiled floor. External wall light. Boasting superb views of Grannys Bay and Fairhaven Lake.

DINING ROOM
14'2 x 12'3

Second well proportioned reception room. UPVC double glazed window to the side aspect with a side opening light and window blinds. Corniced ceiling and an overhead light. Single panel radiator. Door reveals a good sized built in store room 4' x 3'4 with shelving. Doors lead off to the Hallway and Kitchen.

BREAKFAST KITCHEN
17'8 x 8'9

Modern Kitchen approached from both the Hallway and Dining Room, with a UPVC double glazed window overlooking the rear of the development. Side opening light and tiled display sill. Additional double glazed opening window to the side aspect. Good range of eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap, set in working surfaces with splash back tiling. Built in appliances comprise: Bosch four

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ring gas hob with an illuminated extractor above. Bosch electric double oven and grill. Integrated fridge/freezer and a Lamona slimline dishwasher, both with matching cupboard fronts. Indesit freestanding washing machine. Wall mounted Worcester combi gas central heating boiler. Corniced ceiling with an overhead light. Double panel radiator.

BEDROOM ONE
16'3 x 9'6

Well fitted principal En suite Bedroom. UPVC double glazed window to the rear elevation with a side opening light and vertical window blinds. Corniced ceiling with an overhead light. Telephone/internet point. Panel radiator. Good range of fitted bedroom furniture comprises: Two double and two single wardrobes with overbed storage units. Bedside drawers with glass corner display shelving. Kneehole dressing table with drawers and cupboards to the side. Door leads to the En Suite.

EN SUITE SHOWER/WC
9'7 into shower x 4'1

Three piece white suite comprises: Step in shower cubicle with with a folding glazed doors, a plumbed overhead shower and an additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Illuminated and de-misting wall mirror above. Ceramic tiled walls. Overhead light and wall mounted extractor fan. Chrome heated ladder towel rail.

BEDROOM TWO
12'8 x 9'1

Second fitted double bedroom. UPVC double glazed window overlooks the rear elevation with a side opening light and fitted window blinds. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprises: Double wardrobe with corner display shelving. Additional double wardrobe with an adjoining dressing table with three drawers below. Corner shelving and bedside shelving unit.

BATHROOM/WC

10'9 x 8'7

Large Bathroom comprising a five piece white suite. Tiled panelled bath. Corner step in shower compartment with a pivoting glazed door, plumbed overhead shower and an additional hand held shower attachment. Pedestal wash hand basin with a centre mixer tap. Illuminated and de misting mirror above. Low level WC and adjoining Bidet completes the suite. Ceramic tiled walls. Overhead light and wall mounted extractor fan. Single panel radiator.

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

Allocated numbered (No 6) garage approached through an up and over door. Power and light connected.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

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

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 F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £673.62 per quarter (2026) is currently levied.

LOCATION

This very spacious 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 bus stops 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. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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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.

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 our their own investigations before contract. Details Prepared February 2026

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

Total Area: 121.7 m² ... 1310 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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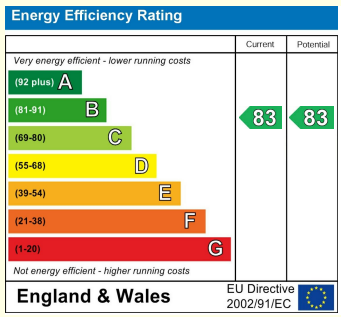

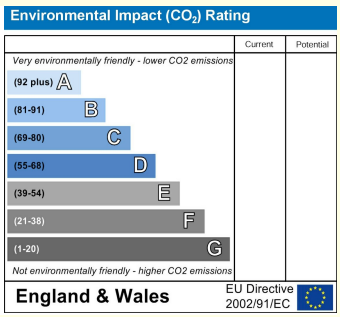

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