



ESTATE AGENTS • VALUER • AUCTIONEERS



82 Oxford Road, Ansdell

- Stunning 1st Floor Purpose Built Apartment
- Self Contained Private Entrance
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Modern Wet Room Shower/WC
- Allocated Parking Space
- Private Communal Rear Garden
- Double Glazing & Electric Heating
- No Onward Chain

£169,950

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



www.johnardern.com



82 Oxford Road, Ansdell

GROUND FLOOR

PRIVATE ENTRANCE

HALLWAY

Approached through a composite outer door with inset obscure double glazed leaded panel. Modern Haverland slimline electric radiator with integral programmer control. Staircase leads off to the first floor with side handrail.

FIRST FLOOR

L shaped landing. Corniced ceiling. Access to loft space. Haverland slimline electric radiator. White panelled doors lead off.

HALLWAY

L shaped hallway. Corniced ceiling. Access to loft space. Haverland slimline electric radiator. White panelled doors lead off.

LOUNGE

4.67m x 3.15m (15'4 x 10'4)

Very tastefully presented and well proportioned reception room. UPVC double glazed window overlooks the front aspect with two side opening lights. Haverland electric radiator. Corniced ceiling. Television aerial point. Focal point of the room is a white wood display fireplace with raised display hearth supporting an electric log effect fire.



KITCHEN

2.82m x 1.98m (9'3 x 6'6)

UPVC double glazed window overlooks the front aspect with side opening light. Good range of eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap set in roll edged working surfaces. Ceramic splash back tiling and concealed downlighting. Built in appliances comprise: Bosch four ring electric ceramic hob. Cooke & Lewis illuminated extractor hood above. Bosch electric oven and grill below. Plumbing for washing machine. Space for a fridge/freezer.



BEDROOM ONE

3.18m x 3.15m (10'5 x 10'4)

Good sized double bedroom. UPVC double glazed window overlooks the south facing rear elevation. Two side opening lights. Haverland electric radiator. Bank of fitted wardrobes to one wall.



BEDROOM TWO

2.95m x 2.18m (9'8 x 7'2)

Second bedroom currently used as a second reception room. UPVC double glazed window overlooks the rear elevation with side opening light. Haverland electric radiator.

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WET ROOM SHOWER/WC

1.93m x 1.73m (6'4 x 5'8)

UPVC obscure double glazed window to the side elevation with side opening light. Tiled display sill. Modern three piece white suite comprises: Tiled shower compartment with a folding glazed screen and a Mira Advance electric shower. Vanity wash hand basin with centre mixer tap and cupboard below. Wall mirror above. Low level WC completes the suite. Chrome electric heated towel rail. Wall mounted Pro-elec heater. Ceramic tiled walls. Ceiling extractor fan.



OUTSIDE

To the front of the property there are attractive well maintained gardens looked after by the management company. A timber gate leads to the rear of the apartment with further communal gardens. The current owners of this property have an 'informal' arrangement with the ground floor flat and use the right hand side area which they have attractively landscaped with stone chippings and inset stepping stones. Timber garden shed. Enjoying a sunny south facing aspect.



PARKING

To the side of the apartment there is a court yard with parking spaces and a single car parking space (Numer 82) is allocated to this property.

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED.

ELECTRIC HEATING

The apartment enjoys the benefit of electric heating from a number of modern Haverland slimline panel radiators with integral programmer controls.

LOCATION

The superbly presented 1st floor two bedroomed purpose built apartment is conveniently situated within a few minutes stroll to the centre of Ansdell with it's comprehensive shopping facilities on Woodland's Road, with Post Office, Library and Train Station. Close to the development is a footbridge leading over the railway line giving easy access for walking towards Grannys Bay and Fairhaven Lake with its many leisure and sporting attractions. There are transport services to the rear on Cambridge Road leading directly into Lytham or St Annes centres. Lytham's main tree lined shopping facilities are within a short 15/20 minute walk. Witch Wood is also close by. Viewing strongly recommended. No onward chain.

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 £75. Council Tax Band B

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £65 per month is currently levied. This includes the buildings insurance and window cleaning.

NOTE

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

The furniture is also available by separate negotiation.

NOTE

Lettings are allowed. Pets are allowed as long as not a nuisance to other residents (Solicitor to confirm).

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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.

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 March 2023

82, Oxford Road, Ansdell, Lytham St Annes, FY8 4EG



Total Area: 51.7 m² ... 556 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		
(1-20) G		
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