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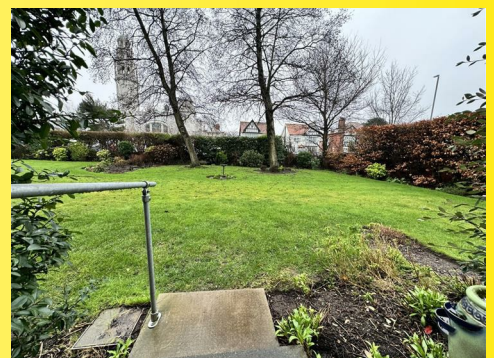


4 Homelinks House 39 Clifton Drive, Lytham

- Ground Floor Retirement Apartment
- South Facing Views of the Front Communal Gardens
- Lounge with French Door and Access to the Communal Gardens
- Modern Fitted Kitchen
- Double Bedroom
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Close to Local Shops & Granny's Bay
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating D

£94,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance with entry phone security system. Residence lounge. Lift and stairs to all floors.



PRIVATE ENTRANCE

HALLWAY

2.64m x 0.94m (8'8 x 3'1)

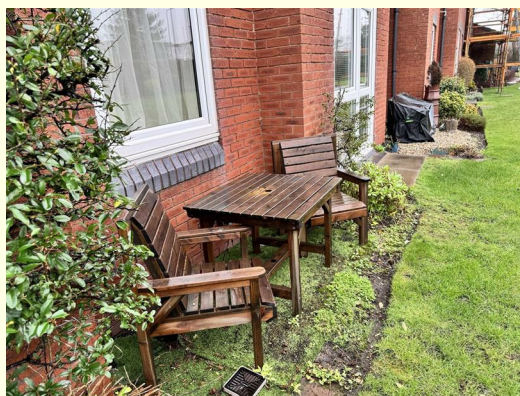
With a ceramic tiled floor. Corniced ceiling. Wall mounted security entryphone handset with an emergency pull cord. Very useful built in cloaks/store cupboard which houses the hot water cylinder and has pine shelving, overhead light, electric meter and new fuse box. White painted panel doors lead off.



LOUNGE

5.08m x 3.20m (16'8 x 10'6)

Spacious and tastefully presented reception room. UPVC double glazed French door overlooks and gives direct access to the front communal gardens which enjoy a south facing aspect, with a wooden patio set included in the asking price, comprising a table and two chairs. Full length UPVC double glazed window to the side with a large top opening light. Corniced ceiling. Two attractive wall lights with two matching overhead lights and a freestanding floor lamp. Television aerial point. Focal point of the room is a fireplace with display surround and matching wall mirror. Raised display hearth and inset supporting an electric log effect fire. Telephone point. Emergency pull cord. Adjoining Kitchen leading off.



KITCHEN

2.21m x 1.63m (7'3 x 5'4)

Good range of modern fitted (2015) eye and low level cupboards and drawers. One and a half bowl Franke sink unit with a centre mixer tap. Set in roll edged working surfaces with ceramic splash back tiling and concealed downlighting. Built in appliances comprise: Beko four ring

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electric ceramic hob. Illuminated extractor canopy above. Bosch electric oven and grill. Integrated fridge/freezer with a matching cupboard front. Overhead light. Ceramic tiled floor.



BEDROOM

3.48m x 2.03m (11'5 x 6'8)

Well fitted double bedroom. UPVC double glazed opening window enjoys the views of the communal gardens with White Church beyond. Good range of fitted bedroom furniture comprises: Three double wardrobes. Matching bedside cupboards with a fitted headboard and overbed storage. Emergency call button to the side of the bedside cupboard. Kneehole dressing table with drawers and a cupboard to the side. Television aerial point. Wall mounted electric fire. Overhead light and corniced ceiling.



SHOWER ROOM/WC

1.98m into shower x 1.63m (6'6 into shower x 5'4)

Modern three piece white suite installed in 2015. Full width shower cubicle with sliding glazed doors and an overhead shower with additional hand held shower attachment. Emergency call button in the shower enclosure. Pedestal wash hand basin. Low level WC. Wall mounted illuminated

mirror fronted bathroom cabinet incorporating a shaving point. Period style electric radiator with towel rail. Inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.



ELECTRIC HEATING

The property has electric heating from two electric fires in the Lounge and Bedroom. With an electric heated radiator/towel rail in the Kitchen.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

LOCATION

This well presented one bedroomed ground floor retirement flat has south facing views of the front communal gardens with the White Church beyond. Homelinks House is situated on the corner of Clifton Drive and Ansdell Road South, within just a short stroll to Ansdell's thriving shopping facilities on Woodlands Road, with its local Post Office and train station, and having transport services running adjacent to the development on Clifton Drive to both Lytham and St Annes centres. Granny's Bay and Fairhaven Lake are also within close walking distance together with the promenade walk into Lytham. No onward chain.

GUEST SUITE

A guest suite is available on the first floor which is ideal for relatives or friends

LAUNDRY ROOM

Homelinks House has a communal laundry room available to all residents

MAINTENANCE

A management company (Rendall & Ritner) has been formed to administer and control outgoing expenses to

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common parts. A figure of £190 per month is currently levied. This includes the Buildings Insurance

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 99 years (from September 1984) subject to an annual ground rent of £458. Council Tax Band B

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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



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Flat 4, Homelinks House, 39, Clifton Drive, Lytham St Annes, FY8 1QT



Total Area: 39.7 m² ... 427 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	76	England & Wales	EU Directive 2002/91/EC	65



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