JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

24 Oxford Court Oxford Road, Ansdell

- 1st Floor Retirement Apartment
- Sunny South Facing Rear Aspect
- Lounge
- Modern Fitted Kitchen
- Fitted Double Bedroom
- Modern Shower Room/WC
- Double Glazing
- Close to Local Shops
- No Onward Chain
- Leasehold & EPC Rating C

£87,500

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

COMMUNAL ENTRANCE
Well maintained communal hallway with stairs and lift giving access to all floors.

COMMUNAL RESIDENTS LOUNGE
Spacious communal lounge with kitchenette leading off. Curtained hairdressing salon. There is a Residents association organising a range of activities such as coffee mornings and outings. Free WiFi is available in the residents lounge.

FIRST FLOOR

PRIVATE ENTRANCE HALL
2.51m x 1.88m max (8'3 x 6'2 max)
(max L shaped measurements) Approached from the communal first floor landing, conveniently located close to the lift. Wall mounted security entry phone handset. Emergency pull cord. Built in store cupboard housing an Ariston hot water heater. Matching white panelled doors lead off.

LOUNGE
3.76m x 3.18m (12'4 x 10'5)
Tastefully presented reception room. UPVC double glazed window overlooks the sunny south facing rear aspect. Two side opening lights and fitted vertical blinds. Corniced ceiling. Television aerial point. Telephone point. Focal point of the room is a fireplace with display surround, matching hearth and inset supporting an electric fire. Archway leads to the adjoining Kitchen. The sofa is also included.

KITCHEN
2.36m x 2.18m (7'9 x 7'2)
Very well fitted modern kitchen comprises a good range of eye and low level cupboards and drawers, incorporating two corner carousel units and a wall mounted illuminated glazed display corner unit. Stainless steel single drainer sink unit with centre mixer tap set in roll edged work surfaces with splash back ceramic tiling and concealed downlighting. Built in appliances comprise: AEG four ring induction hob (fitted August 2022). Onyx illuminated extractor hood above. AEG electric sous-vide oven and

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grill below. Freestanding Electrolux fridge/freezer. Useful built in broom/store cupboard. Emergency pull cord.

DOUBLE BEDROOM

3.78m x 2.79m (12'5 x 9'2)

UPVC double glazed window to the south facing rear elevation. Side opening light and fitted vertical blinds. The bedroom has been well fitted with a range of modern furniture. Triple fitted wardrobe with a central mirrored panel. Additional fitted double wardrobe. Adjoining freestanding kneehole dressing table with drawers either side and coordinating mirror. Two matching bedside drawer units. Bed with mattress.

SHOWER ROOM/WC

1.96m x 1.93m (6'5 x 6'4)

Modern three piece white bathroom suite comprises: Wide step in shower compartment with a glazed screen and Mira Zest electric shower. Semi concealed Roca low level WC. Adjoining Roca vanity wash hand basin with cupboards below and a laminate display surround. Wall mirror above with strip light. Electric heated towel rail. Ceramic tiled walls and floor. Wall mounted extractor fan.

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC units.

LAUNDRY ROOM

The development has a communal laundry room with double sink unit and three washing machines and three tumble dryers.

GUEST SUITE

A guest suite is available on the first floor which is ideal for relatives or friends staying which includes a double bedroom with en suite facilities. The booking of the guest suite is via the House Manager

OUTSIDE

Oxford Court stands in delightful well maintained communal garden areas which are laid to lawn with well stocked flower beds and mature borders.

HOUSE MANAGER

Oxford Court has a House Manager and the apartment has an emergency cord system.

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 £90. Council Tax Band B

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2384.14 per annum is currently levied. This includes the buildings insurance and water charges.

LOCATION

This very well presented 1st floor purpose built one bedroomed retirement apartment is situated in this convenient residential position adjoining Ansdell's main shopping facilities on Woodlands Road and being within close walking distance to Fairhaven Lake with its many sporting facilities and leisure amenities. There are transport services running close by to both Lytham and St. Annes main centres. Ansdell is well served with a

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post office and public library together with a Co-op and other shopping facilities. This flat also has the added benefit of being south facing. No onward chain.

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 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 our their own investigations before contract. Details Prepared March 2023

24, Oxford Court, Oxford Road, Ansdell, Lytham St Annes, FY8 4EB

Total Area: 38.8 m² ... 418 ft²

All measurements are approximate and for display purposes only

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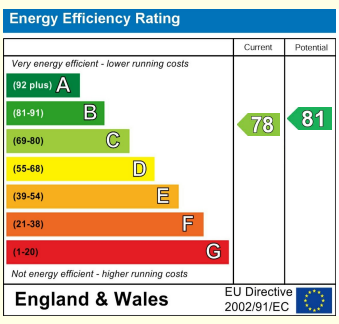

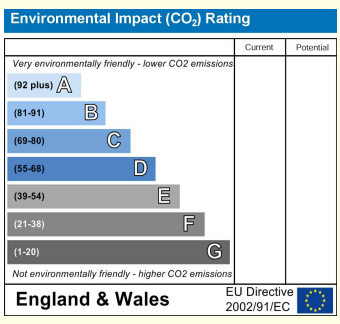

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