



ESTATE AGENTS • VALUER • AUCTIONEERS



16 Queens Manor Bailey Avenue, St Annes

- Stunning 1st Floor Apartment
- Close to the Beach & Fairhaven Lake
- Feature Dual Aspect Open Plan Lounge/Dining Room
- Open Plan Kitchen
- Double Bedroom
- Bathroom/WC
- Allocated Parking Space
- Electric Heating & Double Glazing
- Viewing Essential
- Leasehold & EPC Rating D

£179,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE HALL

Video entry phone handset. Individual letterbox. Staircase leading to the first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Approached via a feature door with centre spy hole. Loft access. The loft could possibly be converted if desired (subject to necessary consents). Built in storage cupboard which houses a pressurised domestic hot water cylinder and circuit breaker fuse box. Corniced ceiling. Elector panel heater. Video entry phone system. Telephone point.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

8.71m max x 4.06m max (28'7 max x 13'4 max)

The kitchen has a range of eye and low level fixture cupboards and drawers in oak with stainless steel handles. Laminated working surfaces incorporate a one and half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in appliances comprise: Whirlpool stainless steel electric fan assisted oven. Whirlpool four ring halogen hob with stainless steel splash back. Stainless steel illuminated extractor hood over. Further integrated appliances comprise: fridge and freezer. Dishwasher. Washer/Dryer. Extractor fan. Halogen downlights. Two electric heaters. Three feature Georgian style double glazed windows with opening lights having a dual aspect of the front and side elevations. Corniced ceiling. Four wall lights. Television, Sky and telephone points.



BEDROOM

4.65m max x 4.09m max (15'3 max x 13'5 max)

Feature Georgian style double glazed window with opening lights overlooking the side of the property. Further matching feature double glazed window overlooks the rear. To one side of the room there are built in sliding mirror fronted wardrobes with hanging rails and shelves. Telephone and television point. Electric panel heater.



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BATHROOM/WC

2.64m x 1.98m (8'8 x 6'6)

The bathroom has a three piece white suite comprises: Panelled bath with chrome mixer tap with hand shower attachment and further plumbed shower over with bi fold glass splash back. Vanity wash hand basin with chrome mixer tap set into a laminate surround with cupboards beneath. Illuminated mirror fronted medicine cabinet above. The suite is completed by a low level WC. Obscure Georgian style double glazed window with opening light. LED downlights. Extractor fan. Part tiled walls. Chrome electric towel rail. Ceramic tiled floor.



ELECTRIC HEATING

The apartment benefits from electric panel heaters as described.

DOUBLE GLAZING

The apartment has Georgian style double glazed windows throughout.

OUTSIDE & PARKING

Surrounding Queens Manor there are extensive garden areas which have been laid to lawn with perimeter flower beds and borders which host a variety of plants and shrubs. Allocated car parking space and a number of visitor parking spaces available.

COMMUNAL COURTYARD GARDENS

Accessed via double doors from the communal entrance hall in the main building, the two southerly facing communal gardens have feature patio areas with seating. Perimeter flower beds and borders which host a variety of plants, shrubs and trees.



MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £1,300 per annum is currently levied. This covers the cost of maintaining the internal communal and external parts of the buildings. Window cleaning, Building insurance and garden maintenance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 155 years subject to an annual ground rent of £380.46. Council Tax Band C

LOCATION

Stunning 1st floor one bedroomed purpose built apartment located just moments away from Fairhaven Lake and the Beach. Set in a block of only four apartments, this former Gymnasium of Queen Mary's Private School was built in 1930 and was converted into apartments by Barrett Homes Ltd in 2012. The property is in excellent condition and has been used as an occasional holiday home by the current vendors from new. Queens Manor is superbly situated just a short stroll away from St Annes beach, Fairhaven Lake and Grannys Bay. Lytham, St Annes and Ansdell centres with their many shops, restaurants and amenities are all easily accessible. Local transport links are close by.

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

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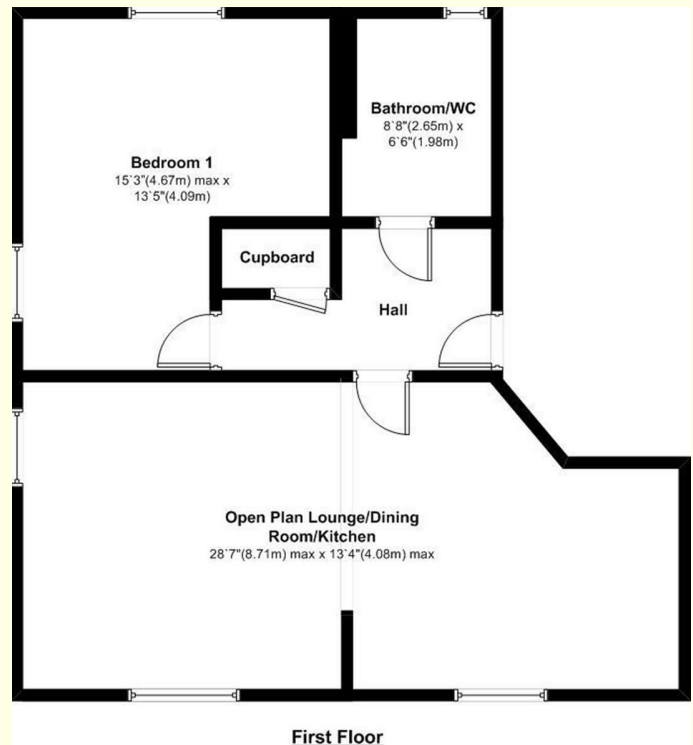
photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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.



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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	78

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		
Not environmentally friendly - higher CO ₂ emissions		
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