



ESTATE AGENTS • VALUER • AUCTIONEERS



14 Dune Point 606 Clifton Drive North, St Annes

- 1st Floor Apartment
- Luxury Gated Development
- Open Plan Lounge/Dining Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC
- Bathroom/WC
- South West Facing Balcony
- Allocated Parking Space
- External Store
- Private Beach Access

£269,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

With security entry phone system. Lift and stairs to all floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

With polished wood strip floor. Panel radiator. Opening to the central hall.

CENTRAL HALL

2.79m x 2.49m (9'2" x 8'2")

With matching polished wood strip floor. Side cloaks/store cupboard. Separate airing cupboard containing an insulated hot water cylinder and central heating programmer control. Double doors open to:



LOUNGE WITH DINING AREA

5.03m x 4.57m (16'6" x 15')

(plus 'L' shaped dining reveal) Matching polished wood strip floor. Double glazed windows and double opening doors give access onto the SUN BALCONY and enjoy delightful beach aspect looking onto the sand hills. The room has three double panel radiators. Feature 9ft 4 high ceiling with halogen downlights. Fitted wall lights. Wall mounted entry phone handset. The DINING AREA has full length double glazed windows with upper opening lights enjoying delightful aspect onto the sand hills.



SUN BALCONY

2.82m x 1.22m (9'3" x 4')

With glazed and stainless steel balustrade. Wood decked floor.



OPEN PLAN KITCHEN

3.43m x 2.62m (average measurement) (11'3" x 8'7" (average measurement))

Extremely well fitted open plan kitchen accessed from the main lounge and having a range of wall and floor mounted cupboards and drawers. Granite working surfaces. Part ceramic tiles. Inset one & a half bowl stainless steel sink incorporating a waste disposal unit and having a molded granite draining board and chrome mixer tap. Built in appliances comprise: automatic fan assisted electric oven and grill. Four ring electric ceramic hob. Curved glazed and stainless steel illuminated extractor canopy above. Integrated Beko dishwasher. Concealed Service automatic washer/dryer. Integrated fridge and freezer. Ceiling halogen downlights and extractor fan.



MASTER BEDROOM SUITE

4.47m x 3.25m (14'8" x 10'8")

Spacious principle double bedroom. Matching polished wood strip floor. Panel radiator. Double glazed window with two opening lights enjoys delightful views looking over the sand hills. Two fitted wardrobes. Telephone point.

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EN SUITE SHOWER ROOM/WC

2.18m x 1.83m (7'2 x 6')

With ceramic floor and part tiled walls. Three piece white modern suite comprises: tiled corner step in shower compartment with a plumbed shower and curved folding outer doors. Ideal Standard vanity wash hand basin set in a turned laminate surround with cupboard beneath and chrome mixer tap. Wall mounted shaving point. Semi concealed low level WC. Panel radiator. Ceiling halogen downlights and extractor fan.



BEDROOM TWO

3.51m x 3.35m (11'6 x 11')

Second well proportioned double bedroom. Matching polished wood strip floor. Double glazed window with two opening lights overlooks the rear court yard with interesting views beyond looking over Clifton Drive with the adjoining 'nature reserve' with Old Links Golf Course and Blackpool Airport in the back ground. Single panel radiator.



PRINCIPAL BATHROOM/WC

2.18m x 1.68m (7'2 x 5'6)

With ceramic floor and part wall tiles. Ideal Standard three piece suite comprises: Panelled bath with chrome mixer tap and plumbed shower above. Folding shower screen. Vanity wash hand basin with cupboard set on a turned laminate base with cupboard beneath and having a wall mounted shaving point and illuminated mirror above. The suite is completed by a semi concealed low level WC. Double panel radiator. Obscure double glazed window with two opening lights. Ceiling halogen downlights and extractor fan.



CENTRAL HEATING

The property enjoys the benefit of electric heating serving water filled panel radiators.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

LOCATION

This superb first floor two bedroom purpose built apartment is one of 18 luxury apartments nestled in the sand dunes at this gated complex know as Dune Point, constructed in 2007. Being within yards to the beach, Dune Point has its own direct beach access. This particular apartment has an excellent sun balcony with SOUTH WEST FACING views over the sand hills. The development is within easy reach of St Annes Square with it's comprehensive shopping facilities and town centre amenities. Transport services are also readily available on Clifton Drive North with routes into Lytham St Annes and Blackpool which is also within minutes driving distance. The M55 motorway access is also close by.

Internal viewing strongly recommended.

PARKING

This apartment has an allocated parking space to the rear of the development.

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BRICK STORE

2.46m x 2.18m (8'1 x 7'2)

(5th store from the right when facing the store rooms). Double doors with light.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years.
Council Tax Band D

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £182 per month is currently levied. This includes buildings insurance, window cleaning, communal gardening, weekly communal cleaning together with general maintenance of the development.

N.B

Long term lettings are allowed (Not holiday lets)

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

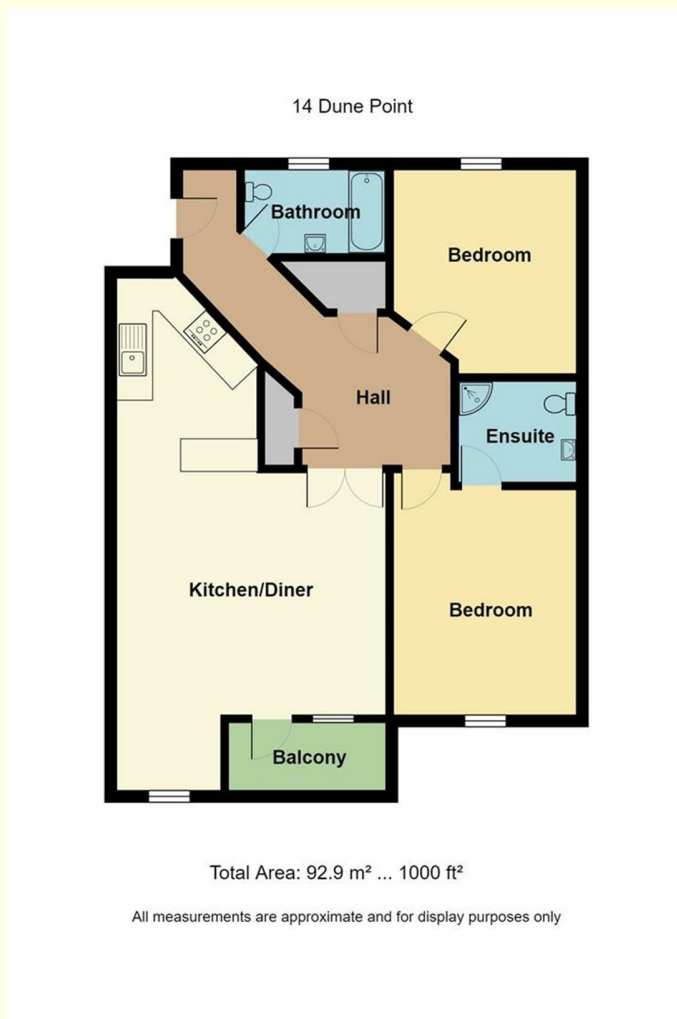
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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 out their own investigations before contract. Details Prepared August 2021



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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		70	71
		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			
Not environmentally friendly - higher CO ₂ emissions			
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