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

Ground Floor Flat
7 Lake Road, Fairhaven

- Ground Floor Converted Flat
- Excellent Location Yards from Fairhaven Lake & Grannys Bay
- Spacious Lounge
- Fitted Dining Kitchen
- Two Double Bedrooms
- Modern Bathroom/WC
- Side Patio Garden & Access to an Allocated Brick Store
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Leasehold, Council Tax Band B & EPC Rating D

Offers In Excess Of £210,000

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

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GROUND FLOOR

COMMUNAL VESTIBULE ENTRANCE
Approached through a hardwood outer door with a glazed panel above. Decorative tiled floor. Corniced ceiling. Inner part glazed door with attractive stained glass windows to either side leads to the Communal Hall.

COMMUNAL HALLWAY
With matching white panelled fire doors leading off to both the ground and 1st floor apartment. Side electric meter cupboard. Corniced ceiling and decorative arch has been retained.

PRIVATE ENTRANCE

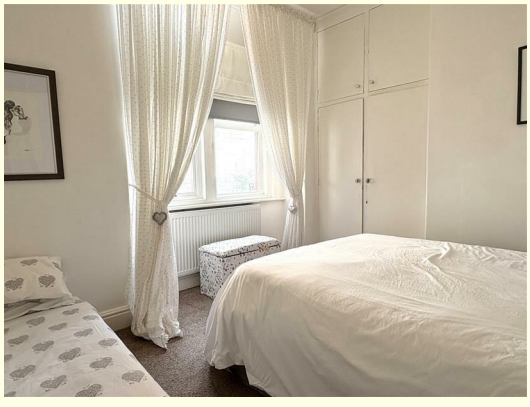
HALLWAY
4.72m x 1.93m (15'6 x 6'4)
High level period ceiling with cornicing. Overhead light. Single panel radiator. Useful understair store cupboard with a wall light. White panelled doors lead off to the Lounge and Bedroom One. Square arch leads to the rear Hallway.

LOUNGE
5.89m into bay x 3.89m (19'4 into bay x 12'9)
Superb principal reception room. UPVC double glazed bay window overlooks the front aspect with a side opening light and fitted roller blind. Two double panel radiators. Corniced ceiling and an overhead light. Television aerial point.

BEDROOM ONE
4.19m x 3.43m (13'9 x 11'3)
Well proportioned principal double bedroom. Double glazed window to the rear elevation with a side opening light and fitted window blind. Additional obscure double glazed window to the side aspect provides further excellent natural light. Top opening light and window blind. Corniced ceiling and overhead light. Two fitted double wardrobes with inset mirrored panels. Double panel radiator.

REAR HALLWAY
3.99m x 0.86m (13'1 x 2'10)
High level obscure glazed window on the inner wall provides natural borrowed light from Bedroom Two. Overhead light. Doors leading off to Bedroom Two and the Kitchen.

BEDROOM TWO
3.30m x 3.18m (10'10 x 10'5)
Second double bedroom. Double glazed window to the side elevation with a lower opening light and window blinds. Single panel radiator. Built in double wardrobe with storage space above.



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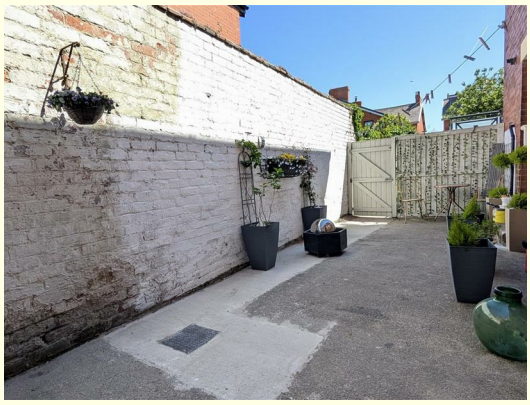
BREAKFAST KITCHEN
3.89m x 2.24m (12'9 x 7'4)
Modern Kitchen with a feature wall depicting a woodland scene. Two double glazed windows to the side elevation with top opening lights and window blinds. Range of eye and low level cupboards and drawers. Additional wall mounted obscure glazed unit. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged work surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Lamona four ring electric ceramic hob. Stainless steel and glass illuminated extractor canopy above. Hotpoint electric double oven and grill. Lamona slimline dishwasher. Single panel radiator. Ceramic tiled floor. Overhead light. White panelled door leads to the Bathroom/WC. Sliding door leading to the Utility.

UTILITY ROOM
2.44m x 2.01m (8' x 6'7)
Useful separate Utility and additional space for the Kitchen. Obscure double glazed window to the rear aspect with a top opening light. Hardwood outer door with an inset obscure glazed panel leads to the side patio area. Matching fitted units and a wine rack. Wall mounted concealed Pro Exclusive combi gas central heating boiler. Integrated fridge/freezer and washing machine, both with matching cupboard fronts. Matching ceramic tiled floor. Overhead light.

BATHROOM/WC
2.36m x 1.75m (7'9 x 5'9)
UPVC obscure double glazed window to the rear elevation with a lower opening light. Four piece modern white suite comprises: Panelled bath with a centre mixer tap. Tiled showering area with a fixed glazed screen, having a plumbed overhead shower and additional hand held shower attachment. Rak Ceramics pedestal wash hand basin with a centre mixer tap. Rak Ceramics low level WC completes the suite. Ceramic tiled walls and floor. Two wall mounted chrome heated ladder towel rails. Wall mounted extractor fan and overhead light.

OUTSIDE
To the front of the property is a shared open plan garden which has been laid for ease of maintenance and provides a parking space for this ground floor flat (right hand space as you look at the property) and the 1st floor maisonette. External gas meters. A tiimber gate and pathway leads down the side of the property, which each flat has right of way, and provides a useful bin store area.

To the immediate side of the property is an enclosed concrete patio area which passes with this flat. Garden tap. Note: the 1st floor flat has pedestrian right of way across. A gate leads to the rear garden which passes with the 1st floor flat and the owner of the ground floor flat has access to the allocated brick store (1st on the right). 5'6 x 2'10.



CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Pro Exclusive combi boiler in the Utility serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent. Council Tax Band B

MAINTENANCE
Shared maintenance for all communal areas both internally and externally are maintained between the two apartments. The details of which are clearly outlined within the formal agreement known as the property under lease.

INTERNET CONNECTION
Full fibre broadband is currently available.Further information can be found at https://www.openreach.com/broadband-network/fibre-availability

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7 Lake Road, Fairhaven

LOCATION
This two bedroomed flat occupies the ground floor of this converted semi detached period house. Benefitting from a superb location running between Clifton Drive and Inner Promenade. Fairhaven Lake with its many leisure and sporting attractions, including tennis courts and bowling green is yards away together with Grannys Bay and the very attractive promenade walk into Lytham. This area of Fairhaven is within easy reach of Ansdell's shopping facilities and railway station on Woodlands Road and having transport services running along Clifton Drive to both Lytham and St Annes principal centres. AKS junior and senior schools are also within close walking distance.

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

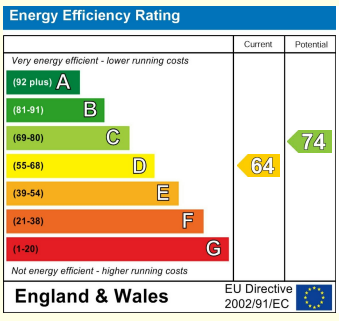
THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have 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.

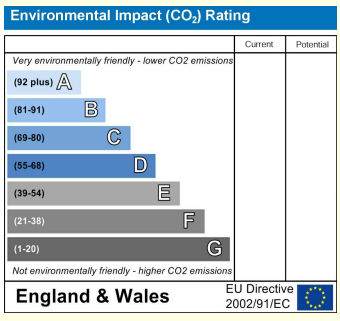
Consumer Protection from Unfair Trading Regulation
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have 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 May 2025

7, Lake Road, Lytham St Annes, FY8 1BE

Total Area: 75.0 m² ... 807 ft²

All measurements are approximate and for display purposes only





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