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## 47 Ashton View St Georges Road, St. Annes

- 3rd Floor Purpose Built Retirement Apartment
- All Windows have Stunning Views across Ashton Gardens & the Bowling Green
- Large Lounge with Dining Area
- South Facing Sun Balcony Leading off
- Fitted Dining Kitchen Again with Views of Ashton Gardens
- Two Well Fitted Double Bedrooms
- En Suite Shower Room/WC & 2nd Modern Shower Room/WC
- Electric Heating & Double Glazing, Lift & Stairs to all Floors
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating C

**£295,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 47 Ashton View St Georges Road, St. Annes

### GROUND FLOOR

#### COMMUNAL ENTRANCE

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

#### COMMUNAL RESIDENTS LOUNGE

Tastefully appointed residents lounge with adjoining kitchenette.



### LOUNGE WITH DINING AREA

7.11m x 4.17m plus reveal (23'4 x 13'8 plus reveal)

Impressive Reception Room with both Sitting and Dining areas. UPVC double glazed French door gives direct access to the south facing Balcony. Matching full length double glazed windows to either side of the door enjoy the views of Ashton Gardens beyond. With fitted roller blinds and two side opening lights. Four wall lights. Corniced ceiling. Two wall mounted Creda night storage heaters. Television aerial points. Focal point of the room is a modern fireplace with a feature display surround, matching raised display hearth and inset supporting an electric coal effect fire.



### TOP (3rd) FLOOR



#### PRIVATE HALLWAY

4.14m x 3.23m approx (13'7 x 10'7 approx)

Spacious central entrance Hall. Wall mounted security entryphone system and emergency pull cord. Corniced ceiling with an overhead light. Wall mounted Creda electric night storage heater. Telephone point. Access to loft space. Built in airing cupboard houses a hot water cylinder with pine shelf above and overhead light.



#### SUN BALCONY

2.67m x 1.09m (8'9 x 3'7)

Good sized Balcony enjoying a sunny south facing aspect with panoramic views right across Ashton Gardens and the adjoining Bowling Green. Wrought iron balustrade and a timber decked floor. External wall mounted coach light.



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## DINING KITCHEN

**5.36m x 2.92m (17'7 x 9'7)**

Well proportioned Dining Kitchen. UPVC double glazed opening window enjoys views the south facing park views. Fitted window blinds. Good range of fitted eye and low level cupboards and drawers. Incorporating three corner display shelving units. Blanco one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Zanussi four ring electric ceramic hob. Stainless steel illuminated extractor above. Bosch electric oven and grill. Bosch microwave oven. Note: the current integrated Fridge/Freezer is no longer working. Dependent on the offer received the Vendor will replace with a new appliance prior to completion of a sale or provide an allowance for a purchaser to pick their own. Karndean wood effect flooring. Inset ceiling spot lights. Provisions for a wall mounted TV. Wall mounted Dimplex electric heater.



## BEDROOM TWO

**5.00m x 3.00m (16'5 x 9'10)**

Second large well fitted double bedroom. UPVC double glazed opening window also has south facing views of Ashton Gardens. Fitted window blinds. Corniced ceiling and overhead light. Wall mounted slimline Dimplex electric panel heater with an integral control. Television aerial point. Good range of fitted bedroom furniture comprises: Number of single wardrobes with an inset mirrored panel, matching bedside cupboards and twin single headboards with overhead storage. Corner kneehole dressing table with drawers either side.



## BEDROOM SUITE ONE

**4.80m x 3.25m plus reveal (15'9 x 10'8 plus reveal)**

Large well fitted principal double en suite bedroom. UPVC double glazed opening window has south facing views of Ashton Gardens. Corniced ceiling and overhead light. Wall mounted slimline Dimplex electric panel heater with an integral control. Telephone/internet point. Good range of fitted bedroom furniture comprises: Two double wardrobes, matching double cupboard with shelving and drawers below. Kneehole dressing table with drawers either side, wall mirror and further storage above. Door leading to the En Suite.



## SHOWER ROOM/WC

**2.16m x 2.13m (7'1 x 7')**

Spacious second Shower Room. Modern three piece white suite comprises: Wide shower cubicle with a fixed glazed screen and a plumbed shower. Emergency pull cord. Semi concealed low level WC with an adjoining vanity wash hand basin with cupboards below. Set in a laminate display surround with an illuminated wall mirror above and shaving point. Electric heated towel rail. Ceramic tiled walls. Inset ceiling spot lights and Vent Axia extractor fan.



## EN SUITE SHOWER/WC

**2.18m x 1.60m (7'2 x 5'3)**

Three piece white suite comprises: Corner step in shower cubicle with curved glazed sliding doors and a plumbed shower. Semi concealed low level WC with an adjoining vanity wash hand basin with cupboards below. Set in a laminate display surround with an illuminated wall mirror above and shaving point. Electric heated towel rail. Ceramic tiled walls. Two inset ceiling spot lights and Vent Axia extractor fan. Wall mounted Dimplex electric heater.

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## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

## ELECTRIC HEATING

The apartment enjoys the benefit of electric heating from three Creda night storage heaters together with a number of additional electric heaters as described.

## LAUNDRY ROOM

Communal laundry room is provided for all residents with top quality washing machines and tumble dryers.

## GUEST BEDROOM

Ashton View has a guest bedroom suite which is available to clients to be booked in advance.

## HOUSE MANAGER

The property has a house manager on site 5 days a week, 9am-5pm looking after the day to day running of the development with emergency 24 hour call facilities.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years (107 years remaining) subject to an annual ground rent of £220 (Solicitor to confirm). Council Tax Band C

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1490 paid twice yearly is currently levied. This includes the use of the communal lounge/kitchen, external garden with seating/patio, fully equipped laundry room with irons, dryers, washing machines and drying areas. Building insurance and water included.

In order to keep the annual service charge as low as possible, the cost of all major maintenance of the building, equipment and grounds will be covered by a Major Maintenance Fund, known as the "sinking fund". This fund will be derived from monies recovered at the time of resale when the outgoing owner will be charged a percentage of the sale price for each year of residence. At present this charge is set at 0.25% per annum. (Solicitors to confirm).

## PARKING

There are rear parking spaces both under cover and outside which are available to rent SUBJECT TO AVAILABILITY

## NOTE

We understand Lettings and pets are not allowed  
There is a minimum age requirement of 55 years

## LOCATION

This well presented and very spacious two bedroomed 3rd and top floor retirement apartment enjoys a delightful position with all windows directly overlooking Ashton Gardens and the Bowling Green with a private sunny south facing balcony. Ashton View was constructed by Newfield Jones in 2008 and this particular apartment has been in the same family since new. The development is tastefully appointed throughout with the benefit of a very modern residents lounge with adjoining kitchenette, nicely appointed halls and corridors. Ashton View is in the heart of St Annes and its famous Square has extensive shopping facilities and town centre transport services, including being 50 yards to Sainsburys and a little further to the train station. St Annes beach and pier are also a stroll away. Internal inspection is strongly recommended to fully appreciate the extremely well planned and tastefully appointed accommodation this apartment has to offer. No onward chain.

## 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## Digital Markets, Competition & Consumers Act 2024

John Arden & 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 January 2026

### 47, Ashton View, St Georges Road, Lytham St Annes, FY8 2AW



Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://www.johnardern.com)

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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