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## 10 Queens Manor Clifton Drive South, St Annes

- Ground Floor Purpose Built Apartment
- Open Plan Lounge/Dining Room
- Open Plan Kitchen
- Double Bedroom
- Spacious Bathroom/WC
- Allocated Parking Space
- Access to Inner Communal Garden
- Double Glazing & Electric Heating
- No Onward Chain
- Leasehold & EPC Rating C

**£168,000**

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



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



## 10 Queens Manor Clifton Drive South, St Annes

### GROUND FLOOR

#### COMMUNAL ENTRANCE VESTIBULE

#### COMMUNAL HALLWAY

Georgian style glazed double doors provide access to the central entrance hall. Feature parquet wood floor. Electric panel heaters. Two seating areas. Staircase with side hand rail leads to the first floor apartments.

To the right hand side of the building there is a further communal entrance approached from King Edward Avenue, which provides convenient access to this apartment and its designated parking area. Individual post boxes.



#### PRIVATE ENTRANCE

Approached through a hardwood door. Laminate wood effect floor. Corniced ceiling. Wall mounted video security entry phone handset. Dimplex electric panel heater.

#### HALLWAY

**2.79m x 2.18m (9'2 x 7'2)**

Approached through a hardwood door. Laminate wood effect floor. Corniced ceiling. Wall mounted video security entry phone handset. Dimplex electric panel heater. Very useful built in store cupboard 4'2 x 2'6 with matching flooring and telephone point. Modern doors lead off to all rooms.

#### OPEN PLAN LOUNGE/DINING KITCHEN

**5.69m x 5.49m max (18'8 x 18' max)**

Very spacious open plan reception room with feature high ceilings and having a number of inset ceiling lights. Two large double glazed sash windows overlook the side of the development. Attractive fitted wooden shutters. To the kitchen area is a good range of fitted eye and low level cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in laminate working surfaces with matching splash back. Built in appliances comprise: Whirlpool four ring electric ceramic hob with a brushed chrome

splash back. Illuminated extractor canopy above. Whirlpool electric oven and grill. Integrated Whirlpool fridge/freezer with matching cupboard front. Bosch freestanding washing machine. Telephone point. Television aerial point. Two Dimplex slimline electric panel heaters. Additional high level obscure double glazed window provides further natural light.





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## BEDROOM

4.39m x 3.10m (14'5 x 10'2)

Well proportioned double bedroom. Double glazed sash window with fitted wooden shutters. Television aerial point. Telephone point. Dimplex electric panel heater. Bank of fitted wardrobes with inset mirrored panels. Two overhead lights. Door leads to the En Suite Bathroom.



## BATHROOM/WC

3.25m x 2.64m (10'8 x 8'8)

Spacious bathroom approached from both the Bedroom and Hallway. Comprising a three piece white suite. Wood panelled bath with a centre mixer tap and overbite shower. Vanity wash hand basin with cupboards below, display surround and centre mixer tap. Low level WC completes the suite. Wall mounted shaving socket. Wall mounted extractor fan. Electric heated chrome ladder towel rail. Ceramic tiled floor. Inset ceiling spot lights. Built in airing cupboard with matching ceramic tiled floor houses the hot water cylinder. Obscure double glazed sash window with fitted wooden shutters.



## ELECTRIC HEATING

The apartment has the benefit of Dimplex electric convactor heaters with integral individual programmer controls.

## DOUBLE GLAZING

Where previously described the windows are DOUBLE GLAZED.

## PARKING SPACE

The apartment has an allocated parking space (No. 10) conveniently placed right next to the side communal entrance to the main building approached from King Edward Avenue.

## OUTSIDE

This apartment has access to the communal inner quadrangle gardens accessed via double doors from the communal hallway, the Southerly facing communal gardens have feature patio areas with seating.

To the front of Queens Manor there are further extensive garden areas which have been laid to lawn with perimeter flower beds and borders which host a variety of plants and shrubs. There are also a number of visitor car parking space approached from Clifton Drive.



## 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. Council Tax Band C

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1500 per annum is currently levied.

## NOTE

Queens Manor does not allow pets but apartments can be sub let.

## LOCATION

Queens Manor is a superb development constructed by Barratt Homes to a very high exacting standard and this particular one bedroomed apartment is set in the converted Queen Mary School building which has retained many of the original period features. Due to this property's situation it has no further

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apartments above. This area of Lytham St Annes is most convenient being within yards from the Beach and foreshore together with Fairhaven Lake with its many leisure and sporting attractions and having transport services running along Clifton Drive to both Lytham and St Annes principal shopping centres. Viewing recommended. 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)

## THE GUILD

John Arden & 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](http://www.guildproperty.co.uk).

## PROPERTY MISDESCRIPTION ACT

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 February 2023

10, Queens Manor, Clifton Drive South, Lytham St Annes, FY8 1FJ



Total Area: 62.8 m<sup>2</sup> ... 676 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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	71	76
EU Directive 2002/91/EC		

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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