



ESTATE AGENTS • VALUER • AUCTIONEERS



110 New Hampshire Court Blacksmith Row, Lytham St Annes

- Ground Floor Purpose Built Flat
- Lounge with Double Opening French Doors
- Sun Patio
- Dining Kitchen
- Utility
- Two Bedrooms
- En Suite Shower Room/WC
- Modern Shower Room/WC
- Allocated Parking Space in Front of Flat
- Double Glazing & Electric Heating

£184,950

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



www.johnardern.com



110 New Hampshire Court Blacksmith Row, Lytham St Annes

GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance with security entry phone system. Lift and stairs to all floors

PRIVATE ENTRANCE

HALLWAY

4.47m x 2.24m max (14'8 x 7'4 max)

(max L shaped measurements) Nicely appointed entrance hallway. Wall mounted entry phone handset. Corniced ceiling. Telephone point. Useful cloaks/store cupboard with circuit breaker fuse box. Matching modern white panelled doors lead off.

LOUNGE

5.03m x 3.51m (16'6 x 11'6)

Superb principal reception room. UPVC double glazed double opening French doors overlook and give direct access to the Sun Patio. Fitted window blinds. Corniced ceiling. Two contemporary Laptronix slimline electric heaters with integral programmer controls. Television/Sky and telephone sockets. Central square arch gives access to the adjoining Dining Kitchen.



SUN PATIO

3.51m x 1.83m (11'6 x 6')

Covered terrace which has recently been laid with stone flags (Summer 2021). Wall mounted coach light. Directly in front of the patio is the apartment's allocated parking space.

DINING KITCHEN

3.45m x 2.46m (11'4 x 8'1)

Good range of modern eye and low level fixture cupboards and drawers. Incorporating a glazed display unit. One and half bowl stainless steel single drainer sink unit with centre mixer tap. Set in roll edged laminate work surfaces with ceramic splash back tiling. Built in appliances comprise: Samsung four ring induction hob. Illuminated extractor canopy above. Samsung electric split double oven and grill. Integrated fridge/freezer with matching cupboard front. Ceramic tiled floor.



UTILITY ROOM

1.42m x 1.24m (4'8 x 4'1)

Very useful separate utility. Turned laminate working surface with ceramic splash back tiling. Plumbing for a washing machine below and space for a tumble dryer above if required. Fitted corner shelving. Over head light and a Manrose ceiling extractor fan. Leading off is an airing cupboard with insulated hot water cylinder and linen storage space.

BEDROOM ONE

5.64m x 3.00m max (18'6 x 9'10 max)

Well proportioned principal double bedroom. Arched UPVC double glazed window overlooks the rear courtyard. Integral window blinds and central opening light. Corniced ceiling. Telephone point. Matching slimline Laptronix electric heater with integral programmer control. Door leads to the En Suite.

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EN SUITE SHOWER ROOM/WC

2.34m x 1.65m (7'8 x 5'5)

Three piece white suite comprises: Step in shower cubicle with a folding glazed door and a Triton electric shower. Mobilhaus vanity wash hand basin with cupboards and drawers below. Wall mirror above with canopied lighting and shaving socket. Roca low level WC completes the suite. Part ceramic tiled walls. Manrose ceiling extractor fan. Wall mounted electric panel heater with programmer control.



SHOWER ROOM/WC

2.03m x 1.65m (6'8 x 5'5)

Superb modern shower room installed approximately 18 months ago. Three piece white suite comprises: Corner step in shower compartment with curved sliding doors, a plumbed overhead shower and additional hand held attachment. Vanity wash hand basin with cupboards below and an illuminated wall mirror above. Rak Ceramics low level WC. Manrose ceiling extractor fan. Ceramic tiled walls. Chrome heated ladder towel rail.



BEDROOM TWO

3.20m x 2.13m (10'6 x 7')

Second double bedroom. Arched UPVC double glazed window overlooks the rear courtyard. Central opening light and fitted window blinds. Contemporary Laptronix electric heater.



ELECTRIC HEATING

The property enjoys the benefit of electric heating and domestic hot water is from an electric immersion heater.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

WALL INSULATION

New Hampshire Court has Cavity Wall Insulation.

OUTSIDE

New Hampshire Court has attractive well maintained gardens and car parking. There is an allocated numbered car parking space directly in front of the apartment and plenty of visitor car parking spaces.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £83 per month is currently levied and this includes the block insurance, window cleaning, communal cleaning, lifts etc... The Cypress Point charge of £37.40 per month is payable and covers the communal greens and water features.

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TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £150. Council Tax Band D

NOTE

Pets are not allowed. Lettings are allowed.

The carpets, curtains, blinds and light fittings are included in the asking price.

LOCATION

This delightful two bedroomed ground floor apartment is situated in a development of purpose built apartments known as New Hampshire Court, located on the ever popular development Cypress Point built by Kensington Developments Ltd. Conveniently located between both Lytham and St. Annes principal shopping centres and only minutes from Ansdell's local shops on Woodlands Road. This property has double opening French doors leading off the Lounge on to a Sun Patio with allocated parking space conveniently situated directly in front of the apartment. Viewing recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

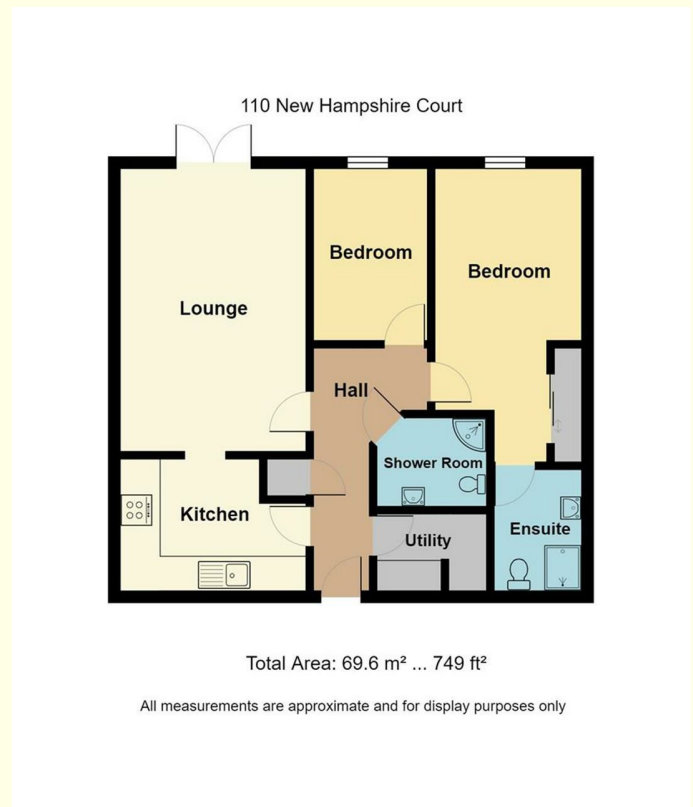
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

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 February 2022



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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	63

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			
England & Wales		EU Directive 2002/91/EC	



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