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52 The Majestic St. Annes Road West, St Annes

- 2nd Floor Purpose Built Apartment
- Lounge
- Sun Balcony with Side Sea Views
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Shower Room/WC
- Cloaks/WC
- Parking Space in Communal Garage
- Gas CH & Double Glazing
- No Onward Chain

£242,500

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



www.johnardern.com



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COMMUNAL ENTRANCE

With security entry phone system. Stairs and lift to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

5.18m x 2.79m (17' x 9'2)

('T' shaped measurements) Spacious hallway with door giving access to the cloaks/store cupboard with hanging rail and shelving above. Radiator and wall mounted entry phone handset. Telephone point. Electric fuse box. Further useful storage cupboard (5'3 x 2'3) with deep open shelving.

CLOAKS/WC

1.68m x 1.45m (5'6 x 4'9)

Ceramic floor and wall tiles. Modern recently fitted white RAK suite comprises: Pedestal wash hand basin with chrome mixer tap and mirror over. Semi concealed low level WC. Paneled ceiling with two halogen downlights and adjoining extractor fan.



LOUNGE WITH DINING AREA

6.81m x 5.87m (22'4 x 19'3)

(max 'L' shape measurements) Spacious lounge with side dining area. Sliding double glazed patio doors give access onto the sun balcony and enjoys views looking towards the beach and foreshore with Southport in the back ground and side views also look towards 'St Annes square'. Double panel radiator. Corniced ceiling. The room is partially open to the adjoining front kitchen with central breakfast bar.



SUN BALCONY

3.28m x 1.37m (10'9 x 4'6)

Partially covered balcony. With ceramic tiled floor and glazed balustrade. Over head light.



BREAKFAST-KITCHEN

5.38m x 2.31m (17'8 x 7'7)

Extremely well fitted modern breakfast kitchen with an excellent range of wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset white one & a half bowl single drainer sink with chrome mixer tap. Plumbing facilities for automatic washing machine. Built in appliances comprise: Hotpoint automatic fan assisted double oven. Bosch four ring ceramic hob. Illuminated stainless steel and curved glazed extractor hood. Slimline CDA dishwasher. LEK freestanding fridge and freezer. Ceramic floor and part wall tiles. Contemporary wall mounted radiator. Access from the main hall and large square arch to the adjoining lounge. Two double glazed windows enjoy views looking over the side gardens with discreet views looking towards the beach and foreshore.



BEDROOM ONE

5.31m x 2.92m (17'5 x 9'7)

Spacious principle double bedroom. Double glazed tile & turn window enjoys very pleasant views of the side lawned gardens with side views looking towards the beach and foreshore with Southport and the Welsh Hills in the back ground. Panel radiator. Original built in wardrobe with folding outer doors. Telephone point.

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BEDROOM TWO

5.31m x 2.84m (17'5 x 9'4)

Second spacious double bedroom with matching tilt & turn double glazed window overlooks the side gardens with excellent side views over the beach. Panel radiator. Original built in wardrobe with folding outer doors.



SHOWER ROOM/WC

2.77m into shower x 1.63m (9'1 into shower x 5'4)

Recently fitted three piece RAK suite comprising: step in tiled shower compartment with a plumbed shower and pivoting outer door. Pedestal wash hand basin with chrome mixer tap and mirror over. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceramic floor and wall tiles. Paneled ceiling with halogen down lights and wall mounted extractor fan.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a concealed Worcester 'combi' boiler in the kitchen serving panel and contemporary radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

LOCATION

This extremely attractive and spacious third floor purpose built apartment is situated in a very convenient town centre location with views looking towards the beach and foreshore at the junction of the promenade and St Annes Road West within yards from the beach and being only minutes from the centre of St Annes square with it's comprehensive shopping facilities and town centre amenities.

An internal inspection is strongly recommended.



MAINTENANCE

A management company has been formed to administer

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and control outgoing expenses to common parts. A figure of £438 per quarter is currently levied.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent (to be confirmed). Council Tax Band E.

NOTE

We understand letting is not allowed. Existing pets are allowed but cannot be replaced. (solicitors to confirm)

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

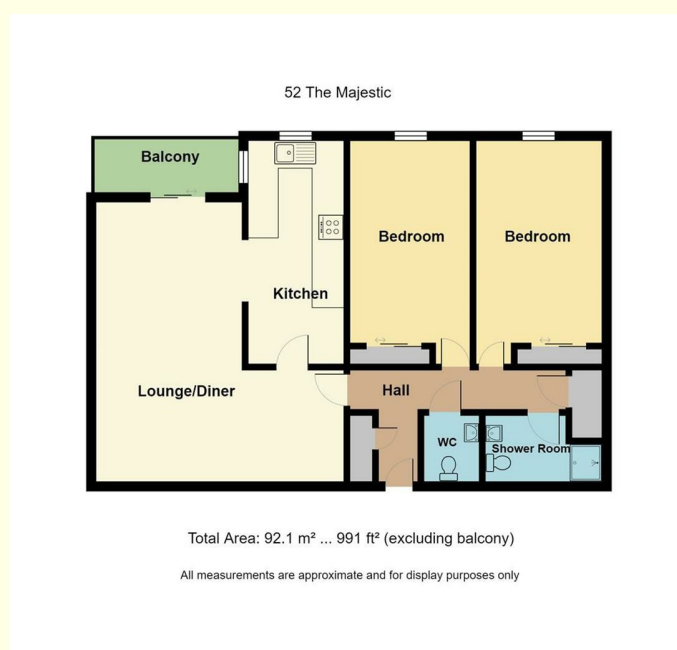
John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated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

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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 April 2021



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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