



ESTATE AGENTS • VALUER • AUCTIONEERS



3 The Homestead Henry Street, Lytham

- Ground Floor Retirement Apartment
- With The Benefit Of An EXTENDED LEASE
- In The Heart Of Lytham, Yards From Local Shops & Amenities
- Lounge Overlooking the Communal Gardens & Queen Street
- Modern Fitted Kitchen
- Double Bedroom
- Modern Well Fitted Shower Room/WC
- Electric Heating & Double Glazed Windows
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating C

Offers Invited £154,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Security entry phone system. Spacious recently carpeted communal Hallway. Lift and stairs to all floors.

COMMUNAL LOUNGE



PRIVATE ENTRANCE HALLWAY

3.07m x 0.97m (10'1 x 3'2)

Nicely appointed private entrance hall with corniced ceiling. Emergency assistance pull cord. Useful store cupboard contains a modern high level wall mounted Ariston hot water system. Electric circuit breaker fuse box and open shelving.

LOUNGE WITH DINING AREA

4.90m plus oriel bay x 3.15m (16'1 plus oriel bay x 10'4)

Spacious, superbly appointed lounge with dining area. uPVC double glazed oriel bay window with side opening lights overlooking the side communal gardens with Queen Street beyond. The focal point of the room is a modern electric fire with polished surround. Telephone and television aerial points. Corniced ceiling. Two Creda wall mounted night storage heaters with integral controls. Open archway gives access to the adjoining modern kitchen.



KITCHEN

2.44m x 1.75m (8' x 5'9)

Modern fitted kitchen with an excellent range of eye and low

level cupboards and drawers. Roll topped working surface with inset circular stainless steel sink, matching circular draining board and centre mixer tap. Excellent range of built in appliances comprise: Four ring Cagle electric hob with Elica illuminated extractor canopy above. Neff fan assisted electric oven and grill set in a stainless steel surround. Matching Neff combination microwave oven above. Hotpoint larder fridge. Corniced ceiling. Emergency pull cord.



DOUBLE BEDROOM

3.68m x 2.77m (12'1 x 9'1)

Tastefully appointed double bedroom with uPVC double glazed window with side opening light overlooking Queen Street. Creda night storage heater. Television aerial point. Good range of fitted mirror fronted wardrobes. Fitted wall lights. Corniced ceiling.



SHOWER ROOM/WC

1.88m x 1.65m (6'2 x 5'5)

Modern three piece white suite comprises: Full length step in shower with MX Inspiration LXI power shower over and glass splash back screen. Vanity wash hand basin set over

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useful cupboard. Mirror fronted medicine cabinet above. The suite is completed by a low level WC. Quartz tiled floor and splash back panelling and ceiling with inset six LED downlights. Wall mounted extractor fan. Emergency pull cord.



ELECTRIC HEATING

The property has electric heating from a number of electric slimline panel heaters.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

COMMUNAL LAUNDRY

The Homestead has a communal laundry room which is available to all residents with modern washing machines and tumble dryers.

GUEST SUITE

There are two guest suites available to book for visitors through the House Manager.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £3336.54 per annum (March 2025) is currently levied. This includes the Buildings Insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold but this particular apartment has the BENEFIT OF AN EXTENDED LEASE (costing the current vendors £17,500 to extend), for the residue term of 159 yrs from 1986 (120 years remaining) subject to an annual ground rent of £456.84. Council Tax Band B

COMMUNAL GARDENS AND PARKING

The Homestead stands in attractive communal landscaped gardens with a private communal garden to the rear with seating for residents.

A limited number of parking spaces to the rear are available for residents but is subject to availability.

N.B

We understand pets and lettings are allowed at The Homestead, but with permission and approval by the Management Company. (Solicitor to confirm)

LOCATION

This delightful one bedroom ground floor retirement apartment in the popular Homestead development with the added benefit of an EXTENDED LEASE overlooks the side communal gardens with views along Queen Street. The Homestead is situated in a most convenient position right in the heart of Lytham town centre adjoining the tree lined shopping facilities, restaurants, bars and town centre amenities. The Homestead has the benefit of a House Manager with a number of communal facilities including a Laundry Room and Guest Suites. Viewing recommended.

No onward chain.

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

