



## 9 High Legh Marine Drive, Fairhaven

- 2nd Floor Purpose Built Apartment
- Stunning Views of Grannys Bay & Fairhaven Lake
- Spacious Lounge with Dining Area
- Sun Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room/WC & En Suite WC
- Parking Space in Communal Garage
- Gas CH & Double Glazing
- No Onward Chain

**Offers Over £265,000**

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



**www.johnardern.com**



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## GROUND FLOOR

### COMMUNAL ENTRANCE

Security entry phone system. With lift and stairs to all floors.

### SECOND FLOOR

#### ENTRANCE HALLWAY

**5.87m x 1.73m max (19'3 x 5'8 max)**

(max L shaped measurements) Spacious central hallway. Corniced ceiling. Single panel radiator. Wall mounted entry phone handset. Telephone point. Fitted wall mirror. Useful built in cloaks/store cupboard. Wall mounted room thermostat. White panelled doors lead off.

#### LOUNGE WITH DINING AREA

**7.01m min x 3.58m (23' min x 11'9)**

Very well appointed and tastefully decorated reception room with a large UPVC double glazed picture window enjoying superb views looking over 'Grannys Bay' with the Ribble Estuary, Southport and the Welsh Hills in the back ground. Fitted vertical blinds, curtains and pelmet lighting. Two further double glazed opening windows to the side elevation. One of which has panoramic views towards Fairhaven Lake. The focal point of the room is a modern wall mounted electric fire. Corniced ceiling. Two wall lights. Two double panel radiators. Television aerial point. Sliding double glazed doors lead to the adjoining Sun Lounge.



#### SUN LOUNGE

**2.79m x 2.13m (9'2 x 7')**

Delightful sun lounge with two large double glazed windows enjoying stunning views looking over the beach and foreshore. Both with side and top opening lights. Fitted vertical blinds. Double panel radiator.



## KITCHEN

**3.51m x 2.64m (11'6 x 8'8)**

Approached through a part glazed door from the Hallway. With a sliding double glazed window looking through into the Sun Lounge with the superb views beyond. Good range of eye and low level fixture cupboards and drawers. Franke stainless steel single drainer sink unit with centre mixer tap. Set in heat resistant work surfaces with concealed downlighting. Built in appliances comprise: Four ring ceramic hob with an illuminated stainless steel extractor canopy above. Electric oven and grill. Integrated microwave oven. Beko freestanding fridge/freezer. Beko freestanding washing machine. Ceramic tiled floor. Overhead light.



## BEDROOM ONE

**4.67m x 2.97m plus wardrobes (15'4 x 9'9 plus wardrobes)**

Extremely well fitted principal double bedroom. UPVC double glazed window with side opening light overlooks the rear elevation. Fitted roller blind. An excellent range of built in furniture comprising two double wardrobes, two further double wardrobes with inset mirrored panels. Central dressing table with drawers below and two matching glazed display shelving units above with further storage over. Double panel radiator. Corniced ceiling. Television aerial point.



## BEDROOM TWO

**3.76m x 2.90m into recess (12'4 x 9'6 into recess)**

Double glazed opening outer window overlooks the rear elevation. Fitted roller blind. Second double bedroom. Double and single fitted wardrobes. Single panel radiator. Corniced ceiling. Door leads to the En Suite WC.

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## EN SUITE WC

1.65m x 1.30m max (5'5 x 4'3 max)

(max L shaped measurements) Modern two piece white suite comprises: Low level WC. Vanity wash hand basin with cupboard below and centre mixer tap. Wall mirror above with strip light incorporating a shaving socket. Ceramic tiled walls and floor. Wall mounted Xpelair and overhead light.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Ravenheat combi boiler serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED

## COMMUNAL GARAGE

Apartment 9 has a numbered single car parking space in the communal ground floor garaging approached through an electric up & over door and additional side personal door. Two obscure double glazed windows provide some natural light.

## LOCATION

This very well presented second floor purpose built apartment is situated in the very popular development known as 'High Legh' offering a most convenient location within just a few minutes stroll to Ansdell's thriving shopping facilities on Woodlands Road together with the station and there are transport services within 100 yards leading to both Lytham and St Annes main centres. The development directly faces GRANNY'S BAY with the beach and foreshore beyond and adjoins FAIRHAVEN LAKE with its many leisure and sporting attractions. Internal viewing strongly recommended to appreciate the accommodation this apartment has to offer together with the stunning views.



## SHOWER ROOM/WC

3.71m x 1.83m min (12'2 x 6' min)

UPVC obscure double glazed opening window to the rear elevation. Three piece white bathroom suite comprises: Wide shower enclosure with part glazed screens and a plumbed overhead shower. Vanity wash hand basin with laminate display surround and centre mixer tap, fitted cupboards and drawers below. Wall mounted shaving socket. The suite is completed by a low level WC. Single panel radiator. Ceramic tiled walls and floor. The original shower enclosure has been retained to provide further bathroom storage space. Louvre double doors reveal a large (3'8 x 3'4) airing cupboard with a Ravenheat combi central heating boiler.



## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £260 a month currently levied including buildings. Solicitors to confirm.

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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 included in the maintenance charge. Council Tax Band E

## NOTE

No letting or pets are allowed.

## NOTE

The carpets, curtains, blinds and light fittings are included in the asking price. Other items of furniture may be available to purchase by separate negotiation.

## 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](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 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](http://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 September 2022

9, High Legh, Marine Drive, Lytham St Annes, FY8 1AU



Total Area: 92.9 m<sup>2</sup> ... 1000 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		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	

