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17 Lake Lodge Lake Road, Fairhaven

- First Floor Purpose Built Apartment
- Yards from Fairhaven Lake & Grannys Bay
- Very Tastefully Presented Throughout
- Spacious Lounge & Adjoining Dining Kitchen
- Two Double Bedrooms
- Modern Shower Room/WC
- Very Useful Ground Floor Utility/Store Room & Integral Garage
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating C

£240,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Central communal entrance Hallway approached through a UPVC double glazed outer door with part tiled and carpeted floor. Security entry phone system. Open tread stairs leading to the 1st floor. Further door leads to the rear communal Hallway giving access to the private individual ground floor Utility/Store and adjoining Integral Garage. UPVC outer door also giving access to the rear of the development which provides a useful drying area and bin store area.

STAIRS (NO LIFT) TO THE FIRST FLOOR

COMMUNAL LANDING

Bright and nicely presented communal landing, with doors leading off to just two apartments. Built in individual electric meter cupboards.

PRIVATE ENTRANCE HALLWAY

3.30m x 2.26m max (10'10" x 7'5" max)

(max L shaped measurements) Nicely appointed central Hall. Single panel radiator with decorative screen. Wall mounted entry phone hand set. Useful built in cloaks/store cupboard with side hanging space and open shelving. Corniced ceiling. Laminate wood effect flooring. Wall mounted Hive control (new purchaser would just need to purchase a new Hub) Modern panelled doors leading off.

LOUNGE

5.41m x 3.58m (17'9" x 11'9")

Spacious very well appointed principal reception room. Walk in square bay window overlooks the front garden and has discreet side views looking towards FAIRHAVEN LAKE. UPVC double glazed windows with side and top opening lights. Fitted vertical window blinds. Double panel radiator. The focal point of the room is a modern fireplace with white display surround and matching raised hearth supporting a gas coal effect living flame fire. Second double panel radiator. Corniced ceiling and centre rose. Two fitted wall lights. Television aerial point and telephone/internet points. Contemporary sliding doors lead to the adjoining Kitchen.



DINING KITCHEN

3.07m x 2.95m (10'1" x 9'8")

Well fitted and spacious dining kitchen with a UPVC double glazed window with side and top opening lights overlooking the SOUTH FACING elevation, again with a discreet view looking between two

detached properties on to Fairhaven Lake. Fitted vertical blinds. The kitchen has a range of wall and floor mounted cupboards and drawers. Incorporating a large corner carousel unit. One and a half bowl single drainer sink unit with a centre mixer tap set in laminate working surfaces with matching splash back and discreet downlighting. Further feature mosaic splash back glazed tiling. Built in appliances comprise: Caple four ring gas hob with a contrasting glazed splash back and a slide out illuminated extractor canopy above. Caple electric oven and Microwave above. Integrated Hoover fridge/freezer with a matching cupboard front. Kick space floor heater connected to the central heating. Corniced ceiling. Laminate wood effect flooring.



BEDROOM ONE

4.06m into bay x 3.15m (13'4" into bay x 10'4")

Well planned spacious principal double bedroom. Walk in square bay window overlooks the front garden and has pleasant side views looking towards Fairhaven Lake. UPVC double glazed window with side and top opening lights. Fitted vertical window blinds. Single panel radiator. The bedroom has a good range of fitted wardrobes with over bed storage and concealed reading light. Adjoining fitted four drawer unit. Fitted dressing table with drawers below. Two further matching freestanding drawer units. Television aerial lead. Telephone point. Corniced ceiling and an overhead light.

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BEDROOM TWO

3.07m x 2.74m (10'1" x 9')

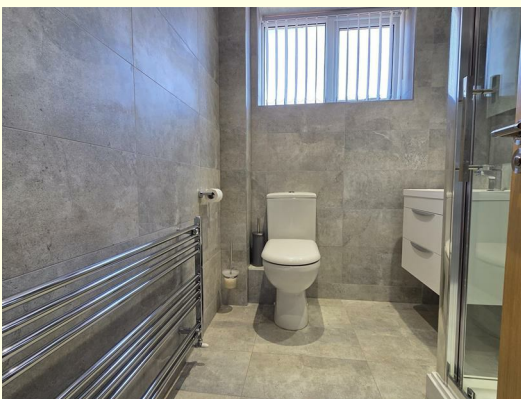
Second tastefully presented double bedroom. UPVC double glazed window overlooks the rear elevation with a side opening light and fitted vertical blinds. Also well fitted with a range of furniture comprising a double and single wardrobe. Wide dressing table with cupboard and drawers below. Adjoining fitted unit with double doors reveal a single folding pull down bed. Television aerial point. Single panel radiator. Corniced ceiling.



SHOWER ROOM/WC

2.13m x 1.93m (7' x 6'4")

Three piece modern white suite. UPVC obscure double glazed window to the rear elevation with side opening light and fitted vertical blinds. Wide step in tiled shower compartment with a plumbed shower and sliding outer door. Vanity wash hand basin with drawers below and an illuminated mirror fronted bathroom cabinet above. The suite is completed by a low level WC. Chrome ladder heated towel rail. Ceramic tiled walls and floor. Panelled ceiling with inset spot lights.



PRIVATE UTILITY/STORE ROOM

3.12m x 3.05m (10'3" x 10')

Very useful separate Utility room. UPVC obscure double glazed window to the rear elevation with a fitted roller blind and top opening light. Single drainer stainless steel sink unit with double cupboard below. Plumbing facilities for automatic washing machine. Space for a tumble dryer and additional fridge or freezer if required. Wall mounted Worcester Combi central heating boiler. Fitted full length cupboards with shelving. Gas meter cupboard. Water meter.

INTEGRAL GARAGE

5.72m x 3.61m (18'9" x 11'10")

Large single car garage approached through an electrically operated up & over door. Personal door leading back into the development. Power, light and water supplies connected. Fixed display shelving. Further freestanding shelving units.



OUTSIDE

To the front of the development there is communal courtyard which is kept clear and leads to the individual Garages. Side lawned garden areas.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the Utility Room serving panel radiators and giving instantaneous domestic hot water. With a Hive Active System.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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 annual maintenance figure. Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts including upkeep of the communal gardens, window cleaning and external maintenance. A figure of £360 per quarter is currently levied. This includes the buildings insurance and ground rent.

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NOTE

Lettings are not allowed. We understand pets are allowed as long as not a nuisance to other residents and with prior approval from the three other flat owners.

LOCATION

This superbly appointed first floor purpose built two bedroomed apartment is situated in a small development of just four apartments. Being located within 50 yards from the main entrance to FAIRHAVEN LAKE with its many leisure and sporting attractions and having transport services running along Clifton Drive to both Lytham and St Annes main centres. Thriving local shops and cafes are within just a few minutes walk on Woodlands Road, along with Ansdell train station. The completed sea defences around Fairhaven Lake and Grannys Bay provide a stunning promenade walk with beautiful sunsets. The promenade also continues towards Lytham alongside Lytham Green. An internal inspection is recommended to fully appreciate the well planned accommodation which also has the benefit of a large ground floor store room/utility with adjoining integral garage.



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

Consumer Protection from Unfair Trading Regulation

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 2025

Lake Lodge, 17, Lake Road, Lytham St Annes, FY8 1BE



Total Area: 71.9 m² ... 774 ft² (excluding garage)

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	66 69

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		
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