



ESTATE AGENTS • VALUER • AUCTIONEERS



21 Homelinks House 39 Clifton Drive, Lytham

- 1st Floor Purpose Built Retirement Apartment
- Lovely Views of the Rear Communal Garden
- Spacious Lounge
- Kitchen
- Double Bedroom
- Modern Shower Room/WC
- Electric Heating & Double Glazing
- Close to Local Shops & Grannys Bay
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating B

£74,950

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



www.johnardern.com



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COMMUNAL ENTRANCE

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



FIRST FLOOR

PRIVATE ENTRANCE HALL

2.64m x 1.19m (8'8 x 3'11)

Corniced ceiling. Wall mounted security entryphone handset with an emergency pull cord. Very useful built in cloaks/store cupboard which houses the hot water cylinder and has pine shelving, overhead light, electric meter and fuse box. Doors leading off.

LOUNGE

4.90m x 3.18m (16'1 x 10'5)

Spacious and tastefully presented reception room. UPVC double glazed window over looks the rear communal garden, with a side opening light. Corniced ceiling. Two wall lights. Television aerial point. Electric night storage heater. Focal point of the room is a fireplace with display surround, raised display hearth supporting an electric fire. Telephone point. Emergency pull cord. Adjoining Kitchen leading off.



KITCHEN

2.21m x 1.63m (7'3 x 5'4)

Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit. Set in laminate working surfaces with splash back tiling. Freestanding appliances comprise: Slide in cooker with electric four ring hob with oven and grill below. Fridge/freezer. Corniced ceiling and wall mounted strip light.



BEDROOM

3.48m x 2.62m (11'5 x 8'7)

Fitted double bedroom. UPVC double glazed opening window overlooks the rear communal garden. Tiled display sill. Fitted bedroom furniture comprises: Two double wardrobes. Two single wardrobes with drawers below, overhead storage and bedside shelves. Emergency pull cord. Electric night storage heater. Overhead light and corniced ceiling.

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SHOWER ROOM/WC

2.01m x 1.63m (6'7 x 5'4)

Modern three piece white suite. Wide walk in shower cubicle with a folding glazed screen and Mira Advance electric shower. Floor level emergency call button. Vanity wash hand basin with a cupboard below and a centre mixer tap. Low level WC completes the suite. Wall mirror. Ceramic tiled walls. Wall mounted Hyro electric convector heater.



DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

ELECTRIC HEATING

The property enjoys the benefit of economy 7 electric heating from two night storage heaters supplemented by a wall mounted convector heater in the Shower Room.

LOCATION

A one bedroomed 1st floor retirement flat having delightful views of the rear communal garden. Homelinks House is situated on the corner of Clifton Drive and Ansdell Road

South, within just a short stroll to Ansdell's thriving shopping facilities on Woodlands Road, with its local Post Office and train station, and having transport services running adjacent to the development on Clifton Drive to both Lytham and St Annes centres. Granny's Bay and Fairhaven Lake are also within close walking distance together with the promenade walk into Lytham. No onward chain.



GUEST SUITE

A guest suite is available on the first floor which is ideal for relatives or friends

LAUNDRY ROOM

Homelinks House has a communal laundry room available to all residents

MAINTENANCE

A management company (Rendall & Ritner) has been formed to administer and control outgoing expenses to common parts. A figure of £2273.80 per annum is currently levied. This includes the Buildings Insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 99 years from 1984, subject to an annual ground rent of £458.32. Council Tax Band B

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

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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

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 April 2024

Flat 21, Homelinks House, 39, Clifton Drive, Lytham St Annes, FY8 1QT



Total Area: 39.4 m² ... 424 ft²

All measurements are approximate and for display purposes only



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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	82 85	England & Wales	EU Directive 2002/91/EC	



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