JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS







8 Fairhaven Court 65 Woodlands Road, Ansdell





- Spacious Ground Floor Retirement Apartment
- Lovely Outlook Over the Side Gardens on Kingsway
- Yards from Local Shops and a Short Walk to Grannys Bay
- Large Lounge with Open Plan Dining Area (Originally a 2nd Bedroom)
- Fitted Kitchen
- Double Fitted Bedroom
- Shower Room/WC
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating C

£98,950

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

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GROUND FLOOR

COMMUNAL ENTRANCE

Tastefully presented and well maintained communal Entrance Hall with security entry phone system. Lift and stairs to all the floors. Principal residents Lounge being open plan to the communal Hallway.



PRIVATE ENTRANCE HALLWAY

Spacious L shaped Hallway approached through a hardwood door. Corniced ceiling with two overhead lights. Dimplex electric night storage heater. Useful built in store cupboard 6'2 x 2'5 with a wall light, shelving, hot water cylinder, circuit breaker fuse box and a floor mounted safe. Obscure glazed window on the inner wall to the Dining Area. Emergency pull cord.

LOUNGE WITH DINING AREA

6.30m into bay x 5.89m (20'8 into bay x 19'4)

Impressive spacious Reception Room with the original Living Area and a Dining Area created from the original 2nd bedroom. UPVC double glazed walk in bay window overlooks the side elevated gardens bordering onto Kingsway. Two side opening lights and two top opening lights. Fitted vertical window blinds. Additional UPVC double glazed window to the Dining Area also overlooks the side gardens, with a side opening light and matching window blinds. Wall mounted security entryphone system. Corniced ceiling with two overhead lights. Television aerial point. Two wall lights and a picture light. Two Dimplex night storage heaters. Telephone point. Focal point is a wall mounted coal effect electric fire with a display shelf below. Emergency pull cord. Part obscure glazed panel door leads to the adjoining Kitchen. Note: It would be possible to reinstate the 2nd bedroom if required with a little work, new partition wall and door to the Hallway etc.





KITCHEN

3.12m x 2.31m (10'3 x 7'7)

Good sized fitted Kitchen with a range of eye and low level cupboards and drawers. Incorporating a glazed display unit. Stainless steel single drainer sink unit with a centre mixer tap set in roll edged laminate working surfaces with ceramic splash back tiling and concealed downlighting. Built in appliances comprise: Hotpoint four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Electrolux electric oven below. Freestanding slimline dishwasher. Bush fridge/freezer. Small breakfast bar with a freestanding additional Bush freezer below. Corniced ceiling with strip light.



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BEDROOM

3.96m plus wardrobe x 3.43m (13' plus wardrobe x 11'3)

Well proportioned double bedroom. UPVC double glazed window overlooking the side gardens. Side opening light and fitted vertical blinds. Corniced ceiling and overhead light. Emergency pull cord. Dimplex night storage heater. Television aerial point. Good range of fitted furniture comprises: Double and single wardrobe, bedside displays and overbed storage units and strip light. Additional double wardrobe with inset mirrored panels, hanging rail, drawers and shelving. Corner fitted kneehole dressing table with drawers to either side. Adjoining padded window seat with drawers below.



SHOWER ROOM/WC

2.31m x 1.75m (7'7 x 5'9)

Spacious Shower Room approached through a sliding door from the Hallway. Three piece white suite comprising: Wide shower base with a wall mounted Triton T100 electric shower. Utopia circular wash hand basin with a centre mixer tap and cupboard below. Illuminated wall mirror. Comfort height WC completes the suite. Ceramic tiled walls. Corniced ceiling with an overhead light and wall mounted extractor fan. Chrome heated ladder towel rail. Emergency pull cord.



DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

ELECTRIC HEATING

The apartment has electric heating from a number of Dimplex night storage heaters.

GUEST SUITE

Fairhaven Court has an en-suite bedroom which is booked by and used by the residents at a small cost agreed by the residents.

COMMUNAL LAUNDRY ROOM

Fairhaven Court has a communal laundry room for the benefit of all residents. Times are agreed by the management company.

PARKING

It is possible to rent a parking space (subject to availability) in the communal garage for a monthly charge of £9.00 (Management company to confirm)

MOBILITY SCOOTER ROOM

In the lower basement/communal garaging there are doors giving access to a mobility scooter room with power points for charging. There is also access to a further communal store room.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £219 (April 2026) per month is currently levied and currently includes the ground rent and buildings insurance.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 199 years (166 years remaining) subject to an annual ground rent currently included in the annual service charge. Council Tax Band D

LOCATION

This spacious ground floor retirement apartment enjoys an elevated location overlooking the side communal gardens on Kingsway. Originally designed as a two bedroomed apartment, it has been altered to provide a large Lounge with Dining Area instead, but with a little work could easily be changed back to a 2nd bedroom if required. This popular development known as Fairhaven Court was constructed in the early 1990's and is yards from Ansdell's thriving shopping facilities on Woodlands Road, with bus services running along Clifton Drive to both Lytham and St Annes principal centres. Ansdell also has its own Railway Station, Library and

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Post Office. Other points of interest within a short stroll from the development include FAIRHAVEN LAKE with its leisure and sporting attractions, Granny's Bay and the promenade. Viewing essential. 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.

Digital Markets, Competition & Consumers Act 2024
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 our their own investigations before contract. Details Prepared March 2026

8, Fairhaven Court, 65, Woodlands Road, Lytham St Annes, FY8 1YJ

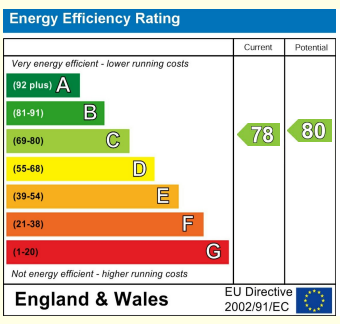


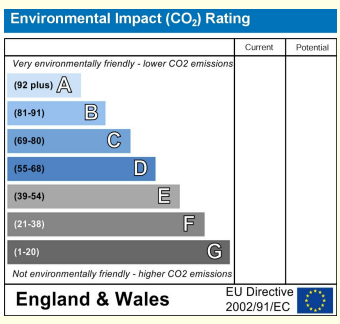
Total Area: 67.4 m² ... 726 ft²

All measurements are approximate and for display purposes only

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