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

12 Royal Beach Court North Promenade, St. Annes

- Spacious 6th (Top) Floor Purpose Built Apartment
- Sun Balcony & Panoramic South Facing Sea Views
- Superb Side Views Also Towards St Annes Pier
- Large Lounge with Dining Area
- Reception Central Hallway & Open Plan Breakfast Kitchen
- Two Double Bedrooms, Large Bathroom/WC & Shower Room/WC
- Allocated Store Room & Space in the Large Communal Garage
- Electric Radiators and UPVC Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating F

£360,000

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

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GROUND FLOOR

COMMUNAL ENTRANCE
Refurbished communal entrance with a marble effect tiled floor and wall tiles. Entry phone security system. Individual post boxes. Access to the allocated Store Rooms, communal Bin Room and communal Garaging. Lift and stairs to all floors.

6TH FLOOR LANDING
Serving the two top floor apartments.

PRIVATE ENTRANCE

RECEPTION HALLWAY
5.00m x 3.18m (16'5 x 10'5)
Very spacious central Reception Hall with the Open Plan Kitchen leading off. Wall mounted security entry phone handset. Two overhead lights and wall light. Corniced ceiling. Electrorad panel radiator on the inner wall. Double opening glazed panel doors lead off to the Principal Reception Rooms with beautiful sea views beyond.

OPEN PLAN BREAKFAST KITCHEN
3.71m x 3.58m (12'2 x 11'9)
UPVC double glazed picture window to the side elevation with delightful views of the beach and St Annes pier in the background. Two large side opening lights, fitted roller blind and display sill. Range of eye and low level cupboards and drawers. Incorporating illuminated glazed display units above the breakfast bar with further downlighting. Stainless steel single drainer sink unit with a centre mixer tap set in granite working surfaces with matching splash back and concealed downlighting. Built in appliances comprise: Neff four ring electric ceramic hob. Illuminated stainless steel and glass extractor canopy above. Bosch electric oven and grill. Bosch microwave oven. Integrated fridge/freezer. Integrated Neff dishwasher. Samsung freestanding washer/dryer. Panelled ceiling with inset spot lights. Supplementary Underfloor electric heating.

LOUNGE WITH DINING AREA
9.35m x 5.38m max (30'8 x 17'8 max)
Very well proportioned Reception Room with both sitting and dining areas to suit. Large UPVC double glazed windows to both the side and front elevations with feature views from both aspects. Side opening lights and window blinds. Double glazing sliding patio doors lead on to the Balcony. Three electric radiators. Number of television aerial points. Corniced ceiling with two overhead lights. Three wall lights. Wall mounted Feature Dimplex electric fire.

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SUN BALCONY

4.65m x 1.24m (15'3 x 4'1)

Covered Balcony with a contemporary glass and brushed chrome balustrade. With stunning south west facing sea and beach views and being able to make the most of the famous St Annes evening sunsets. Ceramic tiled floor. Three inset overhead spotlights.

BEDROOM ONE

4.50m x 3.28m (14'9 x 10'9)

Tastefully decorated principal double bedroom. UPVC double glazed window overlooks the side aspect with views of the beach and St Annes Pier. Two side opening lights and window blinds. Additional double glazed opening window overlooks the rear elevation with views across St Annes. Corniced ceiling and overhead light. Electric radiator. Fitted bedroom furniture comprises: Single and two double wardrobes. Adjoining wide dressing table with a number of drawers below.

BEDROOM TWO

3.48m x 3.45m (11'5 x 11'4)

Second double bedroom. UPVC double glazed window overlooks the rear of the property with two side opening lights and window blinds. Corniced ceiling and overhead light. Electric radiator. Bank of fitted wardrobes to one wall with adjoining display shelving. The matching freestanding drawer units are to be included.

BATHROOM/WC

3.51m x 1.98m (11'6 x 6'6)

Spacious principal Bathroom comprising a three piece suite. Wood panelled bath with a centre mixer tap, over bath shower and overhead lighting. Semi concealed low-level WC with a display surround and cupboards below. Armitage Shanks vanity wash hand basin with a matching display surround and cupboards and drawers below. Wall mirror above with canopied lighting.Wall mounted shaving point. Non slip ceramic tiled floor with electric underfloor heating. Panelled ceiling with inset spot lights and extractor fan. Built in linen store cupboard housing a lagged hot water cylinder.

SHOWER ROOM/WC

1.57m x 1.42m (5'2 x 4'8)

Three piece suite comprises: Corner step in shower cubicle with a pivoting glazed door and a Mira Sport electric shower. Corner vanity wash hand basin with a cupboard and drawer below. Semi concealed low level WC with a display top. Part tiled walls. Inset ceiling spot lights and wall mounted extractor fan.

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ELECTRIC HEATING
The apartment has electric heating from a number of individual room electric panel radiators together with electric underfloor heating in the Kitchen and principal Bathroom.

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

STORE ROOM
3.51m x 2.64m (11'6 x 8'8)
Allocated numbered lockable Store Room located off the ground floor Communal Hallway. With power and lighting connected. Display shelving and storage units. Ideal for bike storage, golf clubs, Christmas decorations, luggage etc. (no flammables)

GARAGING
Attached to Royal Beach Court there is a ground floor secure communal garage approached through an electrically operated up & over door and separate exit up & over door and having a direct internal door into the main communal Hall. The property has a numbered allocated (by the Management Company) parking space.
There is also a number of visitor parking spaces situated to the side of the development on Beach Road.

LOCATION
Royal Beach Court is a development split into two blocks and this superb 6th floor two bedroomed apartment is located in the front block which is on the corner of North Promenade and Beach Road and boasts the most panoramic beach and pier views from both its SOUTH WEST FACING balcony and many principal windows, of which an internal viewing is essential. St Annes square is within strolling distance and there are transport services running along Clifton Drive North to Blackpool, St Annes and Lytham centres. A great deal of money has been spent over the years on refurbishing the communal entrances with replacement lifts, replacement Balcony balustrades, new fire alarm system and ongoing fire regulation upgrades, with a phased programme being developed. No Onward Chain.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 990 years subject to an annual ground rent included in the Service Charge. Council Tax Band F

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £260 per month is currently levied, 10% of which goes into a sinking fund. This includes the Buildings Insurance and Ground Rent.

NOTE
We understand existing pets are allowed as long as not a nuisance to other residents. Lettings are allowed (not holiday lets). Solicitors to confirm.
Many items of furniture are available by separate negotiation.
Fibre FTP internet recently installed to the property.

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

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12, Royal Beach Court - Block 1, 46, North Promenade, Lytham St Annes, FY8 2LT

Total Area: 127.8 m² ... 1376 ft²

All measurements are approximate and for display purposes only

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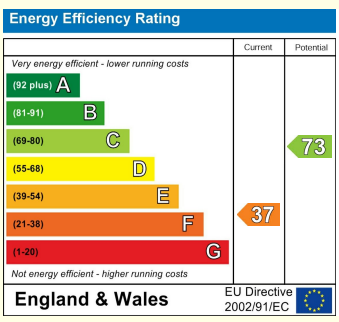

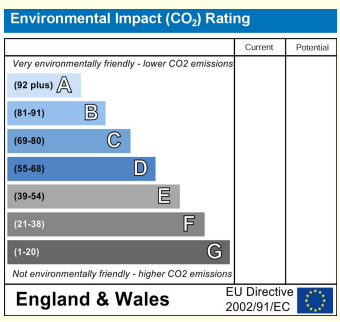

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