JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

3 Waters Reach
273 Inner Promenade, Fairhaven

- Beautifully Presented 1st Floor Purpose Built Apartment
- Panoramic South Facing Views of Grannys Bay
- Large Lounge with Balcony Leading off
- Dining Room & Sitting Room (Potential 3rd Bedroom)
- Modern Fitted Kitchen
- Two Fitted Double Bedrooms
- Modern En Suite Shower/WC & Stunning Principal Bathroom/WC
- Garage with an Electric Up & Over Door
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band F & EPC Rating TBC

£595,000

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

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GROUND FLOOR

COMMUNAL ENTRANCE
Covered front entrance with a security entry phone system serving the 6 apartments plus penthouse. Leading to a very tastefully presented communal Hall with stairs and lift leading to all floors. Rear communal door also leading to the rear courtyard and resident Garages.

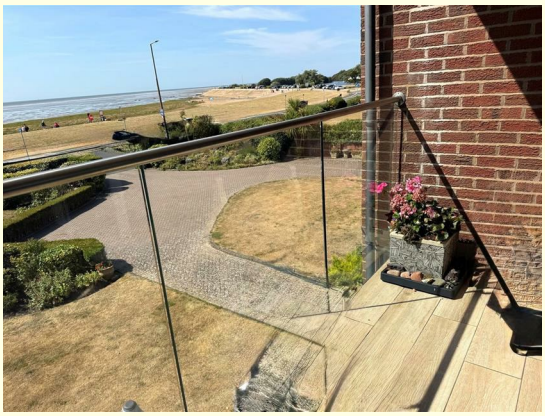
1ST FLOOR COMMUNAL LANDING
Serving just two apartments.

PRIVATE HALLWAY
15'4 x 7'10 min
Spacious central Hall. Corniced ceiling. Single panel radiator. Double doors reveal a very useful built in store cupboard with shelving and housing the electric circuit breaker fuse box. Wall mounted security entry phone handset. Feature full length glazed window to the inner wall looking through in to the Sitting Room with fitted roller blinds. White panelled doors leading off to the Bedrooms and Bathroom. Square arch leading to the Lounge.

LOUNGE
20'5 x 19'6 max

(max L shaped measurements) Impressive and tastefully presented principal reception room with UPVC double glazed sliding patio doors giving direct access to the Balcony with panoramic views beyond. Additional UPVC double glazed 'tilt & turn' window also overlooks the south facing front aspect. Two single panel radiators. Corniced ceiling. Television aerial point. Note: the wall mounted TV media display is possibly available to purchase by separate negotiation. Square archway leads to the adjoining Dining Room.

SUN BALCONY
10'3 x 5'6



Good sized covered Balcony enjoying stunning direct views of Grannys Bay with Fairhaven Lake adjoining. Boasting a sunny south facing aspect. Contemporary glass balustrade with brushed chrome hand rail. Wood effect tiled floor. External wall light.

DINING ROOM
13'8 x 10'1

Good sized separate Dining Room with a door leading to the adjoining Kitchen. Decorative corniced ceiling. Single panel radiator. Wall mounted central heating programmer control. Square arch leading to the Sitting Room.

SITTING ROOM
12'8 x 11'9

Originally designed as a 'Garden Room' this third reception lends itself to a variety of uses to suit a purchaser's requirements. This room could easily be converted into a 3rd double bedroom if required. UPVC double glazed window to the side elevation with a central 'tilt & turn' opening light. Corniced ceiling. Two wall lights.

KITCHEN
12'1 min x 8'9

Delightful modern fitted Kitchen. Two double glazed 'tilt & turn' opening windows overlook the lovely front aspect of Grannys Bay. Good range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap and Quooker instant boiling water tap. Set in roll edged working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Siemens five ring gas hob with an illuminated stainless steel and glass extractor canopy above. Siemens electric double

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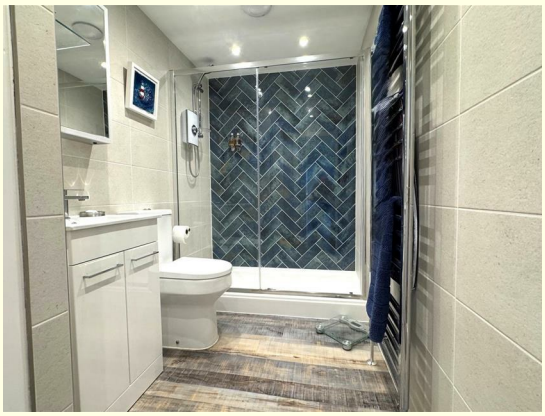
oven and grill. Microwave oven above. Integrated fridge/freezer, Siemens dishwasher and Hotpoint washing machine, all with matching cupboard fronts. Siemens integrated wine fridge. Cupboard conceals a wall mounted Worcester combi gas central heating boiler, approx 2 years old.

BEDROOM SUITE ONE
17'2 into reveal x 13'3 + wardrobes

Good sized principal en suite double bedroom. UPVC double glazed window overlooks the rear of the development with a central 'tilt & turn' opening light. Corniced ceiling. Single panel radiator. Bank of fitted wardrobes to one wall comprising three doubles. Additional built in double cupboard with shelving. Aerial point and power socket for a wall mounted TV. Door leads to the En Suite.

EN SUITE SHOWER/WC
11'5 x 5'2



Spacious modern En Suite comprising a three piece white suite, fitted in December 2022. Full width shower cubicle with sliding glazed doors and feature colour contrasting wall tiles. Vanity wash hand basin with a centre mixer tap and cupboard below. Mirror fronted cabinet above. Glass display shelving. Low level WC completes the suite. Ceramic tiled walls. Polyflor Expona commercial grade LVT flooring. Heated chrome ladder towel rail. Inset ceiling spot lights and extractor fan. Double doors reveal a useful built in linen store cupboard with shelving.

BEDROOM TWO
12'9 x 9'9

Second double bedroom. UPVC double glazed window overlooks the rear of the development with a 'tilt & turn' side opening light. Corniced ceiling. Single panel radiator. Two fitted single wardrobes and matching overbed storage units.

BATHROOM/WC
13'9 x 8'4

Stunning principal Bathroom fitted in July 2022 and

comprising a modern four piece white suite. Wide step in tiled showering area with fixed glazed screens, a plumbed overhead shower and additional handheld shower attachment. Low level WC. Feature central tiled partition wall with discrete back lighting. Deep fill freestanding bath with a floor mounted centre mixer tap and hand held shower attachment. Circular wash hand basin with a centre mixer tap set on a wide display surround with drawers below and low level discrete lighting. Illuminated mirror above. Wall mounted bathroom cabinet. Ceramic tiled walls. Polyflor Expona commercial grade LVT flooring. Contemporary column radiator. Inset ceiling spot lights and extractor fan.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 2 years old) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

Waters Reach stands in very carefully maintained landscaped gardens to the front which have been laid principally to lawn with well stocked established shrub and flower borders. Central block paved driveway with adjoining visitor parking for two cars. The driveway continues to the rear of the development to a courtyard and the resident Garages.

GARAGE

18'2 x 7'10

Brick constructed allocated garage (4th from the left) approached through an electrically operated up & over door. Power and light supplies connected.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £75. Council Tax Band F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £524.76 per quarter is currently levied. Buildings Insurance of £379.10 was payable for 2026.

NOTE

We understand pets are allowed if not a nuisance to other residents. Lettings are not allowed.

LOCATION

Waters Reach is a select development of just six apartments plus an individual penthouse and enjoys a commanding position directly facing GRANNYS BAY. This stunning 1st floor two bedroomed apartment has a SUN BALCONY with panoramic views across the beach, with Southport and the Welsh Hills beyond and adjoins FAIRHAVEN LAKE with its many leisure and sporting attractions. Offering a most convenient location within just a few minutes stroll to Ansdell's thriving shopping facilities on Woodlands Road together with the train station and there are bus services within 100 yards leading to both Lytham and St Annes main centres. Lytham town centre is also a pleasant walk away along the adjoining sea front promenade.

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VIEWING THE PROPERTY
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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 August 2026

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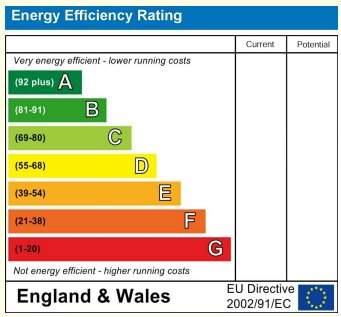

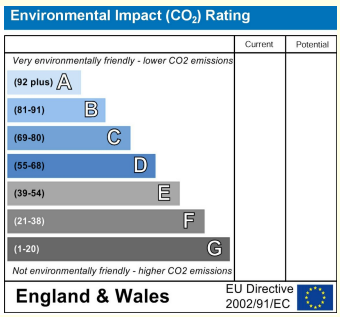

The Property Ombudsman

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