



ESTATE AGENTS • VALUER • AUCTIONEERS



38 Woodlands View, Lytham St Annes

- Ground Floor Purpose Built Flat
- Open Plan Lounge & Fitted Dining Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Allocated Parking Space
- Electric Heating & Double Glazing
- Close Walking Distance to the Centre of Ansdell
- No Onward Chain
- Viewing Essential
- Leasehold, Council Tax Band D & EPC Rating D

Offers Over £150,000

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



www.johnardern.com



38 Woodlands View, Lytham St Annes

GROUND FLOOR

COMMUNAL ENTRANCE

Well maintained communal entrance with a security video entryphone system. Individual post boxes. Lift and stairs to all floors.

PRIVATE ENTRANCE

HALLWAY

Approached through a private door. Slimline Creda electric panel heater. Video entry phone handset. Double doors reveal a built in airing cupboard containing an insulated hot water cylinder and having pine shelving for linen storage space. Very useful additional built in pantry/store cupboard with shelving. Matching inner doors leading off.

OPEN PLAN LOUNGE/DINING KITCHEN



LOUNGE AREA

A spacious carpeted living area with a UPVC double glazed window overlooking the rear communal courtyard and has the advantage of directly facing the numbered car parking space for the apartment. Views of Fylde Rugby Club beyond. Two slimline Creda electric panel heaters. Television aerial point. Telephone/internet point. Being open plan to the adjoining Dining Kitchen.



DINING KITCHEN

Well fitted kitchen with a good range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with discrete downlighting and splash back tiling. Two glazed display shelves. Stainless steel Inset one and a half bowl single drainer sink unit and having a centre mixer

tap. Built in appliances comprise: Bosch four ring electric ceramic hob. Bosch illuminated stainless steel extractor canopy above. Bosch electric oven and grill. Integrated Kenwood fridge/freezer, integrated Bosch dishwasher and Hotpoint washer/dryer, all with matching cupboard fronts. Polished tiled floor. Inset ceiling spot lights.



BEDROOM ONE

Principal en suite double bedroom. UPVC double glazed window with side opening light overlooks the communal rear gardens and parking beyond. Slimline electric Creda panel heater. Two fitted double wardrobes. Telephone point. Door to the En Suite.



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EN SUITE SHOWER ROOM/WC

Three piece white suite comprises: Step in wide tiled shower compartment with a Triton T80 electric shower and pivoting glazed outer door. Twyford's pedestal wash hand basin with centre mixer tap and wall mounted shaving point above. The suite is completed by a low level WC. Electric chrome heated ladder towel rail. Part tiled walls and floor. Mirror fronted bathroom cabinet. Glazed display shelf. Overhead light and ceiling extractor fan.



BEDROOM TWO

Second double bedroom. UPVC double glazed window with side opening light overlooks the rear of the development. Slimline electric Creda panel heater. Fitted double and single wardrobe. Telephone point. Door to the En Suite.



BATHROOM/WC

Three piece white suite comprises: Panelled bath with a centre mixer tap. Twyford's pedestal wash hand basin with centre mixer tap. Mirror fronted bathroom cabinet and two glazed display shelves. Twyford's low level WC. Electric chrome heated ladder towel rail. Part tiled walls and floor. Overhead light and wall mounted extractor fan.



ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of slimline Creda electric panel radiators.

DOUBLE GLAZING

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

PARKING

The apartment has an allocated numbered (38) parking space in the rear communal car park approached through electric opening gates. The car parking space can be seen directly from the Lounge window.

NOTE

We understand lettings are allowed (not holiday lets). Pets are not allowed.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 (105 years remaining) subject to an annual ground rent of £125. Council Tax Band D

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1610.99 per annum is currently levied. This includes the buildings insurance.

LOCATION

A tastefully presented ground floor two bedroomed apartment located in this select development just off Blackpool Road in the heart of Ansdell. Within a short stroll to Woodlands Road with its thriving shopping and transport facilities, including a train station and Post Office. Being well placed close to both Fairhaven and Royal Lytham & St Annes Golf Courses and Fylde Rugby Club. Lytham and St Annes town centres with their comprehensive shopping facilities and amenities are also within a few minutes drive away. Internal viewing is strongly recommended to appreciate the accommodation this apartment has to offer. No onward chain.

INTERNET CONNECTION

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

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be

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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.

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 February 2025

38, Woodlands View, Lytham St Annes, FY8 4EF



Total Area: 70.7 m² ... 761 ft²

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	81

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		
(39-54) E		
(21-38) F		
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