



ESTATE AGENTS • VALUER • AUCTIONEERS



## 15 Queens Manor Clifton Drive South, Lytham St Annes

- 1st Floor Converted Apartment
- Lounge with Dining Area
- Open Plan Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking Space
- Electric Heating & Double Glazing
- No Onward Chain
- Viewing Essential

**£179,950**

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



[www.johnardern.com](http://www.johnardern.com)



# 15 Queens Manor Clifton Drive South, Lytham St Annes

## GROUND FLOOR

### COMMUNAL ENTRANCE

Video entry phone system.

### COMMUNAL HALLWAY

Spacious central communal hallway. Tastefully appointed with historical photographs of Queen Mary School prior to the conversion.



## FIRST FLOOR

Approached via the original turned stone staircase with feature picture window overlooking the inner courtyard garden.

### PRIVATE ENTRANCE

#### HALLWAY

Spacious hallway approached through a hardwood door. Wall mounted video entryphone handset. Wood effect laminate floor. Dimplex slimline electric heater with integral control panel. Coving to the high ceiling. Built in airing cupboard houses a hot water cylinder and provides linen storage space. Matching doors lead off



### OPEN PLAN LIVING DINING/KITCHEN

7.37m x 4.65m maximum (24'2 x 15'3 maximum)

Superb spacious reception room with dining area and open plan fitted kitchen. Two double glazed feature windows with fitted wooden shutters overlook the front gardens towards Clifton Drive. Again the room has a feature high corniced ceiling. Television aerial point. Telephone point. Wired for wall lights. Two slimline Dimplex electric heaters with integral controls. To the kitchen area are two high level

double glazed windows with obscure glass. Excellent range of eye and low level modern cupboards and drawers. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in heat resistant work surfaces with matching splashback. Built in appliances comprise: Whirlpool four ring ceramic hob. Illuminated extractor canopy above. Whirlpool electric oven and grill. Integrated fridge/freezer. Integrated Whirlpool dishwasher and washer/dryer, both with matching cupboard fronts. Ceramic tiled floor. Four inset ceiling spot lights. Wall mounted extractor fan.



### OPEN PLAN LIVING DINING/KITCHEN



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## MASTER BEDROOM SUITE

5.28m x 3.86m (17'4 x 12'8)

Spacious master double bedroom. Two matching double glazed windows overlook the front elevation. Fitted wooden shutters. Dimplex slimline night storage heater. Television aerial point. Fitted double wardrobe with mirrored sliding door. Telephone point. Door leads to:



## EN SUITE SHOWER ROOM/WC

2.03m x 1.91m (6'8 x 6'3)

High level double glazed window with obscure glass. Three piece modern white suite comprises: Low level WC. Corner step in shower cubicle with pivoting glazed door. Vanity wash hand basin with cupboard and display shelving below. Laminate display surround and display shelf. Ceramic splash back tiling. Wall mounted mirror fronted medicine cabinet with an illuminated canopy over. Wall mounted shaving socket. Ceramic tiled floor. Four inset ceiling spot lights. Wall mounted extractor fan. Chrome electric heated towel rail.



## BATHROOM/WC

2.41m x 2.01m (7'11 x 6'7)

High level double glazed window with obscure glass. Three piece modern white suite comprises: Wood panelled bath with mixer tap and shower attachment. Low level WC. Twyford's vanity wash hand basin with cupboard and display shelving below. Laminate display surround and display shelf. Ceramic splash back tiling. Wall mounted mirror fronted medicine cabinet with an illuminated canopy over. Wall mounted shaving socket. Ceramic tiled floor. Four inset ceiling spot lights. Wall mounted extractor fan. Chrome electric heated towel rail.



## BEDROOM TWO

4.17m x 2.79m (13'8 x 9'2)

Second double bedroom. Double glazed window to the front elevation with fitted wooden shutters. Dimplex electric slimline heater. Television aerial point.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## CENTRAL HEATING

The property enjoys the benefit of electric heating a number of Dimplex slimline heaters with integral control panels and electric immersion heater for domestic hot water

## OUTSIDE

Queens Manor stands in attractive well maintained lawned gardens and has a block paved central driveway with a number of visitor car parking spaces.

## PARKING

The apartment has the benefit of an allocated parking space

## NOTE

Queens Manor does not allow pets but apartments can be let.

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## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1100 per annum is currently levied.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 155 years to be subject to an annual ground rent of £250. Council Tax Band D

## LOCATION

Queens Manor is a superb development constructed by Barratt Homes to a very high exacting standard and this particular apartment is set in the converted Queen Mary School building which has retained many of the original period features. An internal inspection is strongly recommended to fully appreciate how well this first floor two bedroomed apartment has been converted and is tastefully appointed to the compliment of the present owners. This area of Lytham St Annes is most convenient being within yards from the Beach and foreshore together with Fairhaven Lake with its leisure and sporting attractions and having transport services running along Clifton Drive to both Lytham and St Annes principal shopping centres.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

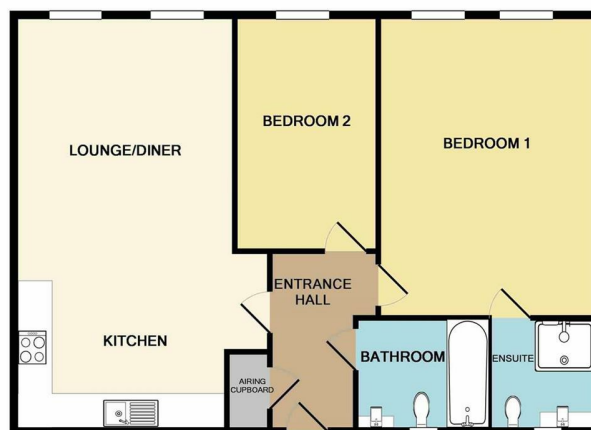
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto: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](http://www.guildproperty.co.uk).

## PROPERTY MISDESCRIPTION ACT

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 November 2018



TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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