



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Queens Manor Clifton Drive South, Lytham St. Annes

- Ground Floor Converted Apartment
- Lounge with Dining Area
- Open Plan Fitted Kitchen
- Double Bedroom
- Bathroom/WC
- Allocated Parking Space
- Double Glazing & Electric Heating
- No Onward Chain
- Close to Beach
- EPC RATING D & Leasehold

£129,950

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



www.johnardern.com



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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.

ENTRANCE HALL

3.66m x 1.91m (12' x 6'3)

Approached from hardwood outer door. Nicely appointed central hallway. Wall mounted video entry phone handset. Slim line Dimplex panel heater with integral controls. Side cloaks/store cupboard with open shelving and circuit breaker fuse box. Airing cupboard with insulated hot water cylinder. Corniced ceiling.



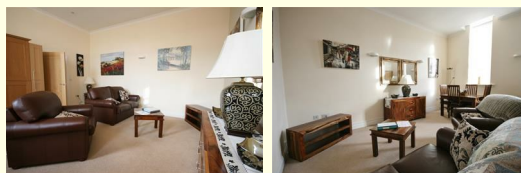
OPEN PLAN LOUNGE/DINING KITCHEN

5.61m x 5.08m (18'5 x 16'8)

(With a 10'8 high ceiling) Spacious well appointed lounge with open plan fitted kitchen and dining area. Two deep double glazed windows look onto the inner parking court yard. Fitted vertical blinds. Extensive range of fitted wall and floor mounted cupboards and drawer with granite working surfaces having an inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Concealed downlights. Built in appliances comprise: Philips Whirlpool electric automatic oven and four ring ceramic hob. Stainless steel illuminated extractor canopy above. Fitted Zanussi tumble dryer (There is plumbing for automatic dishwasher if required). Plumbed Blomberg automatic washing machine. Integrated fridge and freezer. Ceramic tiled floor adjoining the kitchen area. Two Dimplex slimline wall mounted heaters with integral control. Fitted wall lights and ceiling downlights. Television and Sky points and telephone socket.



LOUNGE VIEW



KITCHEN VIEW



BEDROOM

4.34m x 3.25m plus wardrobes (14'3 x 10'8 plus wardrobes)

Large well appointed double bedroom. Double glazed window with vertical blinds overlooks the inner court yard and parking. Slim line wall mounted Dimplex convector heater with integral programmer control. Bank of fitted wardrobes to one wall with mirror fronted doors. Telephone and television sockets.

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BATHROOM/WC

1.96m x 1.91m (6'5 x 6'3)

With ceramic floor and part wall tiles. Three piece white suite comprises: paneled bath with chrome mixer tap and plumbed shower above. Pivoting screen. Vanity wash hand basin with cupboards beneath and splash back tiling. Chrome mixer tap and illuminated mirror fronted medicine cabinet above with wall mounted shaving socket. The suite is completed by a low level WC. Chrome heated ladder towel rail. Double glazed outer window with fitted vertical blinds overlooks the inner gardens and car parking. Ceiling halogen downlights.



CENTRAL HEATING

The property has the benefit of Dimplex electric convector heaters with integral individual programmer controls.

DOUBLE GLAZING

Where previously described the windows are DOUBLE GLAZED.

N.B.

The good quality carpets, blinds and light fittings are INCLUDED in the purchase price.

This apartment has access to the communal inner quadrangle gardens

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.

PARKING

The apartment has the benefit of an allocated parking space.

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 the well planned accommodation of this ground floor apartment which has been tastefully converted within the original Queen Mary School building.

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.

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.

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

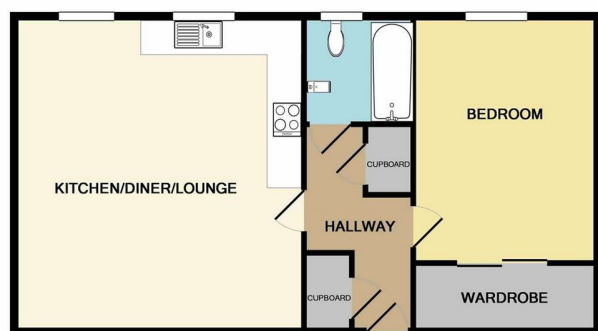
All properties being sold through John Ardern & Company

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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

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 February 2018



TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 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	62	63
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
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