



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Sandhurst Court 3-5 South Promenade, St. Annes

- 1st Floor Purpose Built Apartment
- Superb Sea Views
- Spacious Lounge & Sun Balcony
- Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC
- Modern Bathroom/WC
- Parking Space in Shared Garage
- Elec Heating & Double Glazing
- No Onward Chain

£249,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance with security entryphone system. Inner communal hall. Nicely decorated and appointed with visitor seating. Lift and stairs to all floors.

FIRST FLOOR

Communal landing with cupboard storage space.

PRIVATE ENTRANCE HALL

7.01m x 2.13m min (23' x 7' min)

Spacious entrance hallway. Corniced ceiling and wired for wall lights. Side fixture cloaks/storage cupboards. Slimline Shiebel Eltron electric heater. Telephone point. Wall mounted video entry phone handset

LOUNGE WITH DINING AREA

6.27m x 5.77m (20'7 x 18'11)

Tastefully appointed principal reception room. Sliding double glazed patio doors overlook and give access to the sun balcony and having panoramic views of ST ANNES BEACH with the foreshore and Irish Sea Beyond. Additional double glazed opening window to the side of the patio doors. Shiebel Eltron electric slimline heater. Corniced ceiling. Wired for wall lights. Focal point of the room is a fireplace with white wood display surround, raised hearth and inset supporting an electric coal effect fire.



SUN BALCONY

5.49m x 1.78m (18' x 5'10)

Spacious SOUTH FACING sun balcony. Ceramic tiled floor. Glazed wind break. Stunning views looking over the beach and foreshore with St Annes pier to the side.



KITCHEN

3.76m x 3.15m (12'4 x 10'4)

Fitted kitchen with a good range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with discreet downlighting. Inset white single drainer porcelain sink unit by Villeroy & Boch with chrome mixer tap and splash back tiling. Built in Electrolux appliances comprise: fan assisted oven and grill. Electric four ring ceramic hob. Illuminated extractor canopy over. Integrated dishwasher and Indesit integrated washer/dryer. Integrated fridge & freezer. All with matching cupboard fronts. Slide out pantry cupboard. Double glazed window with two tilt & turn opening lights and fitted roller blind. Wall mounted extractor fan.



MASTER BEDROOM

4.42m plus wardrobes x 3.35m (14'6 plus wardrobes x 11')

Well fitted principal double bedroom. Two matching tilt & turn opening windows overlook the rear elevation. Excellent range of fitted wardrobes with matching kneehole dressing table and drawer units. Fitted headboard with cupboards and drawers adjoining. Shiebel Eltron electric heater. Wired for wall lights. Corniced ceiling. Television aerial point



EN SUITE SHOWER ROOM/WC

2.95m into shower x 2.13m (9'8 into shower x 7')

Ceramic tiled walls. Three piece suite comprises: Sottini vanity wash hand basin set in a turned surround with cupboards

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beneath and centre chrome mixer tap. Step in tiled shower compartment with a Redring electric shower and folding outer doors. The suite is completed by a semi concealed low level WC set in a turned surround with adjoining double cupboards and cupboards above. Mirror fronted medicine cabinet. Tilt and turn window with obscure glass. Airing cupboard contains a hot water cylinder with open shelving. Myson electric heated towel rail.



BEDROOM TWO

4.50m x 3.45m (14'9" x 11'4")

Second spacious double bedroom. Tastefully appointed. Fitted wardrobes with storage cupboards above. Wide double glazed tilt & turn double glazed window overlooks the rear elevation. Corniced ceiling. Shiebel Eltron electric heater.



BATHROOM/WC

2.13m x 1.83m (7' x 6')

Modern white three piece suite by Duravit comprising: Tiled panelled bath with chrome mixer taps and shower over with glazed shower screen. Fixture wash hand basin with mixer tap and illuminated mirror above and wall mounted shaving point. Useful cupboard beneath. Semi concealed corner low level WC. Ceramic tiled walls and tiled floor. Boarded ceiling with wall mounted extractor fan. Heated electric ladder towel rail.



ELECTRIC HEATING

The property has electric heating from a number of slimline Shiebel Eltron panel heaters with individual controls

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED

OUTSIDE

The development stands in well maintained grounds looked after by the management company. Visitor car parking to the front of the development. To the rear there is an undercover passageway to the courtyard with garaging. The courtyard is illuminated.

GARAGE

The property has a single car parking space contained within a shared DOUBLE GARAGE with electric up & over door having an internal light. Car washing bay with water supply.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £717 paid twice yearly is currently levied.

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 £40. Council Tax Band F

NOTE

We understand pets and lettings are not allowed (solicitor to confirm)

LOCATION

Sandhurst Court is an extremely well appointed and spacious development constructed in the 1970's by Richard Costain Ltd and is situated adjoining St Annes Pier and the Town Hall with superb views of the Beach and Foreshore and being yards from 'St Annes Square' with its comprehensive shopping facilities and town centre amenities. An internal viewing is strongly recommended to appreciate the stunning views this two bedroomed 1st floor apartment has to offer. No onward chain

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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

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.

PROPERTY MISDESCRIPTION ACT



6 Park Street, Lytham, Lancashire, FY8 5LU

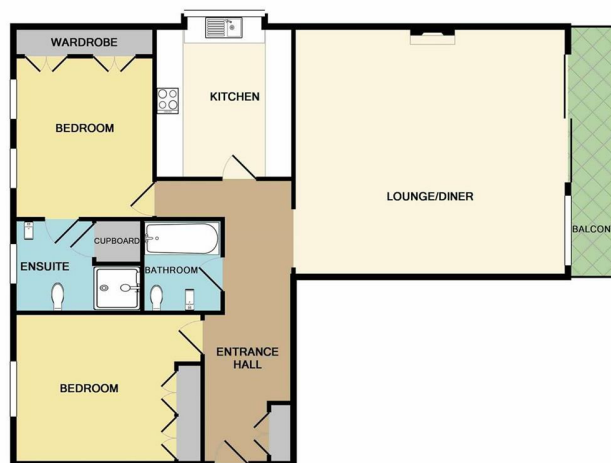
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John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included 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 October 2019



TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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