



ESTATE AGENTS • VALUER • AUCTIONEERS



1a Kings Court 196 Clifton Drive South, St Annes

- Ground Floor Flat
- Lounge
- Dining Kitchen
- Bedroom & Dressing Room
- Modern Shower Room & Separate WC
- Allocated Parking Space
- Double Glazing
- Gas Central Heating
- Viewing Recommended
- Within Easy of the Beach

£85,000

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



www.johnardern.com



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COMMUNAL CENTRAL ENTRANCE HALL

With security entry phone system.

PRIVATE ENTRANCE

DINING-KITCHEN

3.89m x 2.97m (12'9 x 9'9)

Well planned dining kitchen. Range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces with discreet downlighting. Inset single drainer sink unit with off set chrome mixer tap. Plumbing facilities for automatic washing machine. Built in appliances comprise: Valor electric oven. Hygena illuminated extractor hood above. Part ceramic tiled walls. Panel radiator adjoins the DINING AREA. Wall mounted entry phone handset. Wall mounted Worcester 'combi' gas central heating boiler. Double glazed window with side opening light enjoys a south facing sunny aspect. Fitted roller blind. Door leads into the communal rear hall with private storage cupboard. Communal uPVC outer door leads to the rear court yard. Off road dedicated parking area.



LOUNGE

5.05m x 3.30m (16'7 x 10'10)

Very well appointed principal reception room. Square double glazed bay window enjoys SOUTH FACING sunny aspect and looks over onto the rear court yard. Fitted blinds. The focal point of the room is a marble inset fireplace with detailed white surround and over mantle and raised marble hearth. Canopied log effect electric fire. Wired for wall lights. Corniced ceiling and centre rose and dado rails. Panel radiator. Television aerial lead.



INNER HALL

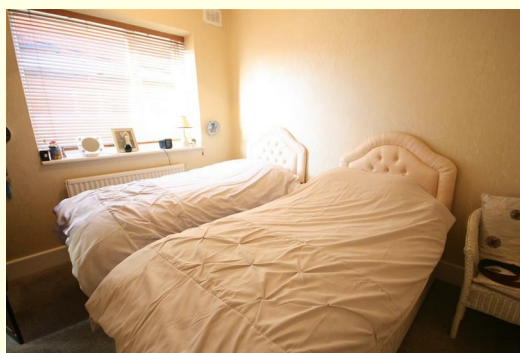
2.13m x 1.12m (7' x 3'8)

With the bedroom and shower room leading off.

BEDROOM

3.28m x 2.54m (10'9 x 8'4)

Good sized double bedroom. Double glazed window with fitted blind overlooks the side elevation. Single panel radiator. Double doors reveal a walk in DRESSING ROOM.



DRESSING ROOM

2.21m x 1.55m (7'3 x 5'1)

Very useful walk in dressing room. Double glazed opening window overlooks the rear south facing court yard. Two freestanding whitewood wardrobes, one with drawer units. Panel radiator.

SHOWER ROOM

2.18m x 1.91m (7'2 x 6'3)

With part tiled walls. Two piece suite comprises: step in double shower (replaced 2 yrs) with a rain drop overhead shower and separate hand shower and fixed screen. Pedestal wash hand basin. Panel radiator. Obscure double glazed outer window with side opening light and fitted roller blind. Halogen ceiling wall lights. Side store cupboard. Ceramic tiled floor and part tiled walls.

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SEPARATE WC

1.37m x 0.84m (4'6 x 2'9)

With part tiled walls. Roca low level white suite. Obscure double glazed opening outer window. Ceiling halogen downlights.

OUTSIDE

Kings Court stands in attractive well maintained gardens to the front with rear court yard.

CAR PARKING

To the rear of the development there is a numbered car parking space.

PETS

Pets are NOT permitted

LETTINGS

The apartments CAN BE LET on a permanent basis but NO holiday lets.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £800 per year 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. Council Tax Band . (To be advised).

LOCATION

This ground floor one bedroom purpose built flat enjoys a convenient location on Clifton Drive South within a few minutes drive to St Annes Square with its comprehensive shopping facilities and town centre amenities. Transport services are readily available on Clifton Drive South running into St Annes, Ansdell and Lytham.

An internal viewing is recommended.

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.

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

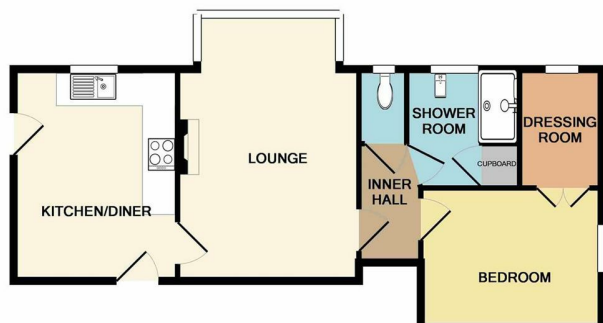
VIEWING THE PROPERTY

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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 October 2019

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TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 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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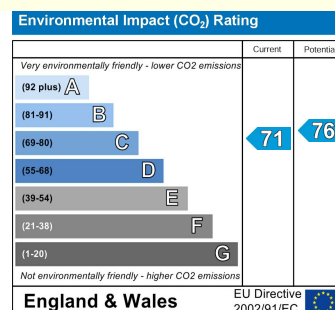
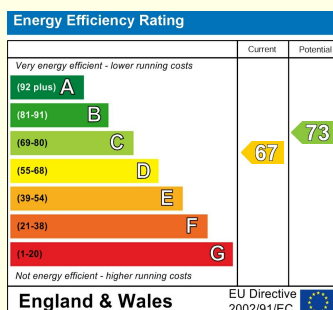
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