



ESTATE AGENTS • VALUER • AUCTIONEERS



7 Harrison View Bailey Avenue, Lytham St Annes

- Ground Floor Purpose Built Apartment
- Lounge
- Modern Dining Kitchen
- Master Bedroom With En Suite
- Second Double Bedroom
- Modern Bathroom/wc
- Allocated Parking Space
- Dble Glazing & Electric Htg
- Close To Beach
- No Onward Chain

£149,950

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



www.johnardern.com



7 Harrison View Bailey Avenue, Lytham St Annes

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Nicely carpeted entrance hall approached through a security entry phone system. Panel radiator.

INNER HALL

Serving just two apartments and matching panel radiator. External door leads to the rear communal gardens.

PRIVATE ENTRANCE HALL

4.42m x 1.22m (plus inner hall) (14'6 x 4' (plus inner hall))

Nicely appointed central entrance hall. Wood laminate floor. Attractive hardwood doors to all rooms. Slim line Dimplex panel heater with internal programmer control. Wall mounted entry phone handset. Corniced ceiling. Centre light fitting. 13 Amp power point. Side cloaks/store cupboard with circuit breaker fuse box. Separate airing cupboard containing an insulated hot water cylinder with immersion heater and side ECOsave programmer control. Double doors open to:

LOUNGE

5.36m x 3.20m (17'7 x 10'6)

Good sized lounge with double opening double glazed doors with fitted vertical blinds giving access onto the paved front communal gardens. The focal point of the room is a freestanding fire surround with electric canopied coal effect fire. Corniced ceiling and halogen downlights. Slim line Dimplex panel heater with internal programmer control. Six 13 amp power points. Television and telephone points.



DINING-KITCHEN

2.95m x 2.92m (9'8 x 9'7)

Extremely well fitted and spacious dining-kitchen. Ceramic floor and part wall tiles. Excellent selection of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in Whirlpool appliances comprise: fan assisted electric oven. Four ring electric hob in stainless steel surround. Illuminated extractor canopy above. Integrated slim line dishwasher. Concealed automatic washing machine. Integrated fridge and freezer. Slim line Dimplex panel heater with internal programmer control. Ceiling halogen downlights. Nine visible 13 amp points. Double glazed opening window with fitted blind enjoys a delightful aspect looking over the communal gardens with the playing fields of AKS school beyond.



MASTER BEDROOM SUITE

3.12m x 3.00m (10'3 x 9'10)

Extremely well fitted principal double bedroom. Double glazed deep window with upper opening light and fitted vertical blinds overlooks the rear communal gardens with views beyond looking over the playing fields of AKS school. The bedroom has a range of mirror fronted wardrobes with adjoining knee-hole dressing table and drawer units. Slim line Dimplex panel heater with internal programmer control. Six 13 amp power points. Television and telephone points.



EN SUITE SHOWER ROOM/WC

1.75m x 1.42m (5'9 x 4'8)

With ceramic floor tiles. Three piece suite comprises: step in tiled shower compartment with a plumbed shower and pivoting outer door. Vanity wash hand basin with chrome mixer tap and splash back tiling and cupboards beneath. Mirror fronted medicine cabinet above with canopied halogen downlights. Wall mounted shaving point. The suite is completed by a low level WC. Electric chrome heated ladder towel rail. Ceiling halogen downlights and extractor fan.

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BEDROOM TWO

3.71m x 2.87m (12'2 x 9'5)

(maximum 'L' shaped measurements) Second well proportioned double bedroom. Double glazed opening window with vertical blinds overlooks the front communal gardens. Mirror fronted range of fitted wardrobes and side drawer units. Six 13 amp power points.



BATHROOM/WC

1.93m x 1.75m (6'4 x 5'9)

With ceramic floor and part wall tiles. Three piece suite comprises: panelled bath with chrome mixer tap and hand shower. Vanity wash hand basin with chrome mixer tap and cupboards beneath together with splash back tiling and mirror fronted medicine cabinet with canopy halogen downlighting. Wall mounted shaving point. The suite is completed by a low level WC. Chrome heated ladder towel rail. Ceiling halogen downlights and extractor fan.



CENTRAL HEATING

The property enjoys the benefit of Dimplex individual electric panel heaters with integral programmer controls and electric immersion heater for domestic hot water.

DOUBLE GLAZING

Where previously described the windows are DOUBLE GLAZED.

NOTE

The apartment INCLUDES the good quality carpets, window blinds and light fittings.

OUTSIDE

There are communal lawned and well tended shrub and flower beds surrounding the development maintained by the management company. Directly in front of the double doors there is an area for seating (bench NOT included)



CAR PARKING

There is an allocated car parking space (No7) is situated adjoining the development at the head of Bailey Avenue. There are various visitor parking bays.

NOTE

Pets are NOT permitted at the development.
Lettings are permitted.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £900 per year is currently levied.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 155 years from 2005 subject to an annual ground rent of £220 due March 2020. Council Tax Band C.

LOCATION

This extremely well appointed modern apartment was purchased by the present owners family in 2010 when the property was constructed and over the years has hardly been occupied, mainly by the family when they came to visit. Carpets and all the appliances are like new and it is strongly recommended an internal inspection to appreciate the well planned accommodation and very attractive position in the development with the pleasant views looking over the rear elevation with AKS playing fields beyond'.

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'Queens Manor' was constructed by Barrett Homes to a very high standard and is situated adjoining King Edward Avenue and Clifton Drive South within minutes stroll to the beach and foreshore and having transport services running along Clifton Drive to both St Annes and Lytham centres. There are local shops on Alexandria Drive.



INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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

Strictly by appointment through 'John Arden & Company'.

PROPERTY MISDESCRIPTION ACT

John Arden & 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 2019



TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.1 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	63	64
(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	71	71
(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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