



ESTATE AGENTS • VALUER • AUCTIONEERS



79 Oxford Road, Ansdell

- Ground Floor Purpose Built Flat
- Lounge with Dining Area
- Modern Fitted Kitchen
- Two Bedrooms
- Bathroom/WC
- Allocated Parking Space
- Electric Heating
- New UPVC Double Glazing
- No Onward Chain
- EPC RATING C & Leasehold

£145,000

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



www.johnardern.com



79 Oxford Road, Ansdell

GROUND FLOOR

Open canopied porch entrance.

SELF CONTAINED ENTRANCE

Approached through a replacement outer door with upper obscure and leaded stained glass panels.

ENTRANCE HALL

3.25m x 3.05m (10'8 x 10')

(max 'L' shaped measurements) Nicely appointed hallway with slim line night storage heater. Side airing cupboard contains an insulated hot water cylinder and side programmer control. Modern solid wood doors.

LOUNGE WITH DINING AREA

4.65m x 3.12m (15'3 x 10'3)

Nicely appointed reception room. Double glazed window overlooks the side court yard. Two double opening windows. Slim line night storage heater. Second double glazed opening window overlooks the communal rear gardens with it's south facing sunny aspect. Corniced ceiling.



KITCHEN

2.84m x 1.68m (9'4 x 5'6)

Ceramic floor and part wall tiles. Modern range of wall and floor mounted cupboards and drawers (approx 3 yrs old) Laminate working surfaces with discreet downlighting. Inset single drainer stainless steel sink unit with chrome mixer tap. Built in Indesit appliances comprise: Fan assisted electric automatic oven. Four ring ceramic hob. Hotpoint illuminated stainless steel extractor canopy above. Integrated Kenwood fridge and freezer. Indesit plumbed washing machine. Double glazed window with side opening light and fitted roller blind. Matching glazed door from the hall with solid wood frame.



BEDROOM ONE

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

Nicely appointed principal double bedroom with double glazed window with two side opening lights overlooks the south facing rear elevation. Slim line Dimplex panel heater with integral programmer control.



BEDROOM TWO

2.92m x 2.18m (9'7 x 7'2)

Larger than average second bedroom. Double glazed window with side opening light overlooks the front garden. Slim line Dimplex panel heater with integral programmer control.

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BATHROOM/WC

1.93m x 1.73m (6'4 x 5'8)

Part ceramic tiled walls. Modern white three piece suite comprises: paneled 'L' shaped bath with a Mira electric shower and pivoting and folding shower screen. Fixture wash hand basin. The suite is completed by a low level WC. Wall mounted electric convector heater. Obscure double glazed outer window with roller blind. Wall mounted extractor fan.



CENTRAL HEATING

The property enjoys the benefit of Economy 7 electric heating together with an immersion heater for domestic hot water.

DOUBLE GLAZING

The apartment has had brand new uPVC double glazing fitted in the last 12 months.

OUTSIDE

To the front of the property there are attractive well maintained gardens looked after by the management company, this extends to the rear of the apartment with further communal lawned gardens. External bin store. Inner gate giving access to the rear communal lawn with maturing borders. This garden enjoys a south facing sunny aspect.



CAR PARKING

To the side of the apartment there is a court yard with parking spaces and a single car parking space (un-numbered) is adjoining the fencing next to the bin store. External electric meters.

LOCATION

The apartment is conveniently situated within a few minutes stroll to the centre of Ansdell with it's comprehensive shopping facilities on Woodland's road and adjoining the development is a footbridge leading over the railway line giving easy access walking towards the white church together with the promenade and foreshore and close by to FAIRHAVEN LAKE with it's leisure and sporting attractions. There are transport services to the rear on Cambridge Road leading directly into Lytham or St Annes centres. Lytham's main tree lined shopping facilities are within a short 15/20 minute walk.

Viewing strongly recommended

N.B.

The good quality carpets, curtains and light fittings together with the washing machine are INCLUDED in the purchase price. Other items of furniture and contents are available by negotiation.

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 £75. Council Tax Band B

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £540 per annum is currently levied which includes building insurance, garden maintenance and window cleaning.

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PETS & LETTINGS

Pets are permitted as long as they don't create a nuisance.
Letting is permitted.

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

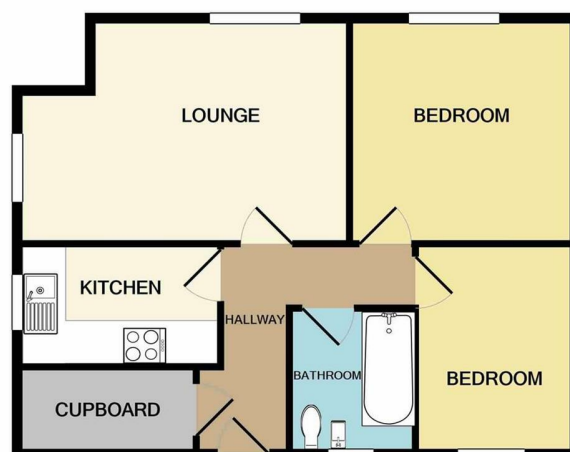
VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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 January 2020



TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 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	77

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	62



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