



ESTATE AGENTS • VALUER • AUCTIONEERS



Plot 134 The Springfield (Phase 2) Richmond

- Brand New Detached House
- The Springfield
- Four Reception Rooms
- Breakfast Kitchen
- Utility Room & Cloaks/WC
- Three 1st Floor En Suite Bedrooms
- Two 2nd Floor Bedrooms
- 2nd Floor Bathroom/WC
- Double Garage & Parking
- Gas Ch & Double Glazing

£639,950

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



www.johnardern.com



Plot 134 The Springfield (Phase 2) Richmond Point

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKS/WC

2.01m x 1.19m (6'7 x 3'11)

LOUNGE

5.41m x 4.52m (17'9 x 14'10)

DINING ROOM

4.52m x 3.68m plus bay (14'10 x 12'1 plus bay)

STUDY

3.12m x 2.64m (10'3 x 8'8)

BREAKFAST KITCHEN

5.94m x 3.94m max (19'6 x 12'11 max)

CONSERVATORY

4.19m x 2.90m (13'9 x 9'6)

UTILITY

2.82m x 1.88m (9'3 x 6'2)

FIRST FLOOR

LANDING

BEDROOM ONE

5.28m x 4.52m plus bay (17'4 x 14'10 plus bay)

DRESSING ROOM

3.76m x 2.29m (12'4 x 7'6)

EN SUITE BATHROOM/WC

3.76m x 2.13m (12'4 x 7')

BEDROOM TWO

5.38m x 3.94m (17'8 x 12'11)

EN SUITE SHOWER ROOM/WC

2.01m x 1.88m (6'7 x 6'2)

BEDROOM THREE

3.94m x 3.66m (12'11 x 12'0)

EN SUITE SHOWER ROOM/WC

2.01m x 1.88m (6'7 x 6'2)

SECOND FLOOR

BEDROOM FOUR

5.59m x 4.50m (18'4 x 14'9)

BEDROOM FIVE

5.59m x 3.94m (18'4 x 12'11)

BATHROOM/WC

2.69m x 1.98m (8'10 x 6'6)

DOUBLE GARAGE

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a boiler serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

LOCATION

Richmond Point is much more than a housing development. It is the culmination of many years of planning and preparation and represents Kensington Developments continuing ambition to be the best.

Kensington have gone to great lengths to design a comprehensive range of 3,4 & 5 bedroom homes of genuine character and high quality which will be located within a uniquely attractive setting.

Please call into the marketing suite to take a look at the ambitious plans for this incredible development. (Photographs for Illustration Purposes Only)

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band to be confirmed by Kensington Developments.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per annum is currently levied.

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, lythamstannespropertynews.com Email Address: zoe@johnardern.com

VIEWING THE PROPERTY

Please contact the Kensington Sales and Marketing Suite on 01253 794794 or our office on 01253 795555. The Marketing Suite on Progress Way is open every day 11am-5.30pm.



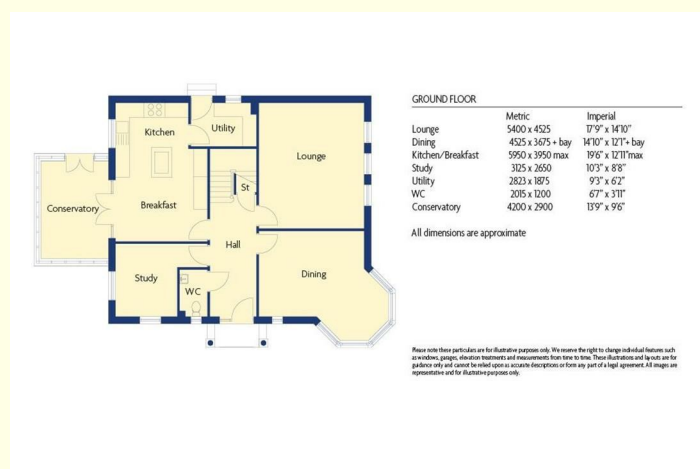
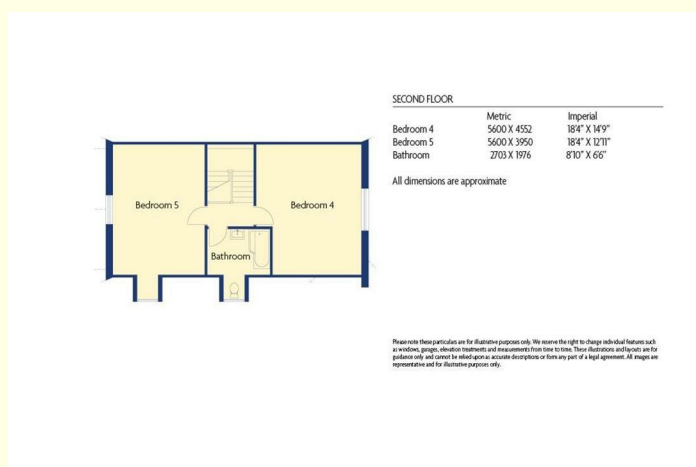
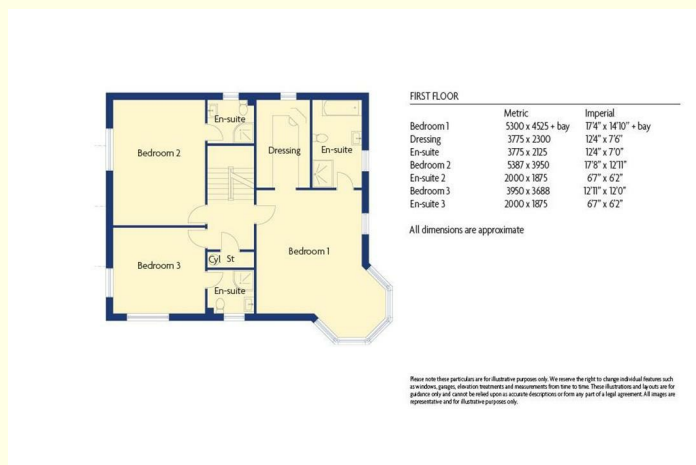
Plot 134 The Springfield (Phase 2) Richmond Point

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 Professional 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

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.



Plot 134

The Springfield (Phase 2) Richmond Point Queensway,



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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	

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	



John Ardern & Company fort 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.