



ESTATE AGENTS • VALUER • AUCTIONEERS



4 Dune Point 606 Clifton Drive North, St Annes

- Ground Floor Apartment
- Luxury Gated Development
- Open Plan Lounge/Kitchen/Dining Area
- Two Double Bedrooms
- En Suite Shower Room/WC
- Bathroom with Shower/WC
- Large South West Facing Patio
- Parking Space
- Large External Store
- Private Beach Access

£255,000

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



www.johnardern.com



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COMMUNAL ENTRANCE

Communal entrance with secure outer door with entry phone system.



HALLWAY

Single panel radiator. Overhead light. Built in airing cupboard houses the hot water cylinder and provides storage. Karndean Neutral Oak flooring throughout. Door leads off to the Bathroom/WC. Leading to:

OPEN PLAN LIVING/DINING AREA/KITCHEN

Spacious and very well appointed open plan reception area.

KITCHEN WITH DINING AREA

5.92m x 3.15m (19'5 x 10'4)

To the dining area is a panel radiator. Matching Karndean flooring and wall lights. Inset ceiling spot lights. Wall mounted room thermostat. Useful built in cloaks/store cupboard. The kitchen, which was refurbished in 2018, has a good range of modern eye and low level fixture cupboards and drawers. Black Franke Mythos sink and drainer with centre chrome mixer tap with a stainless steel rollamat and frosted glass sink cover. Built in appliances comprise: Four ring ceramic hob with a black glass splash back. Electric oven and grill below. Black illuminated extractor canopy above. Integrated fridge/freezer. Additional integrated fridge (note: there is plumbing for a dishwasher behind if preferred). Integrated washer/dryer. All with matching cupboard fronts. Ceiling extractor fan. Additional panel radiator.



LIVING AREA

4.45m x 4.06m (14'7 x 13'4)

Being open plan to the adjoining dining kitchen is a spacious living room with double glazed double opening French doors overlooking and giving direct access to the private sun terrace with views of the sand dunes beyond. Matching full length double glazed windows to either side of the double doors provides even more natural light. Top opening windows. Feature mirrored wall. Wall lights. Wall mounted security entryphone handset. Television aerial point (Sky TV is available through a communal dish). Telephone point. High ceilings with inset ceiling spot lights. Panel radiator.



SUN TERRACE

Superb spacious private sun terrace with the communal lawned gardens and sand dunes beyond. The terrace has Indian stone paving and has side stone chipped borders. External lighting. Due to its position the terrace enjoys a sunny South West facing aspect.



BEDROOM ONE

4.34m x 3.48m (14'3 x 11'5)

Well proportioned principal double bedroom. Double opening double glazed French doors also overlook and give direct access to the private terrace. Matching full length windows to either side with top opening lights. Modern vertical radiator. Matching Karndean flooring. Custom made freestanding furniture. Two double Nolte mirrored wardrobes. Television aerial point. Door leads to:

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EN SUITE SHOWER ROOM/WC

2.49m x 1.63m (8'2 x 5'4)

Modern three piece white suite refurbished in 2018 comprises: Step in shower compartment with sliding glazed doors. Semi concealed low level WC. Wash hand basin with towel rail below. Chrome radiator. Wall mounted shaving socket. Ceramic tiled floor and part tiled walls. Ceiling extractor fan. Double and single mirrored cabinets



BEDROOM TWO

3.45m x 2.92m (11'4 x 9'7)

Second nicely appointed bedroom. UPVC double glazed window overlooks the front of the development. Matching Karndean flooring. Panel radiator. Custom made fitted furniture. TV point



BATHROOM/WC

2.79m x 2.18m (9'2 x 7'2)

Recently refurbished three piece modern white suite comprises: Panelled bath with

shower over and a glass folding shower screen. Semi concealed low level WC. Vanity wash hand basin with drawer below. Wall mounted shaving socket. Chrome radiator. Tiled floor and part tiled walls. Inset ceiling spot lights and a Vent Axia extractor fan



OUTSIDE

Dune Point stands in well kept grounds with visitor parking to the front of the development approached through electrically operated double opening gates. The block paved drive continues to the private parking area for the apartments and the large individual storage units set within the dunes. There are communal lawned gardens bordering the sand dunes and private gate giving direct access to the beach.



PARKING

This apartment has an allocated parking space to the rear of the development directly in front of the private store room with automatic light, which provides excellent storage space for bikes etc.

CENTRAL HEATING

The property enjoys the benefit of electric heating serving water filled panel radiators.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED. Remote Vision blinds throughout

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 £150. Council Tax Band D

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £151.32 per month is currently levied. This includes buildings insurance, window cleaning, communal gardening, weekly communal cleaning together with general maintenance of the development.

NOTE

Long term lettings are allowed (not holiday lets)

LOCATION

This superb purpose built ground floor two double bedroom apartment is one of 18 luxury apartments nestled in the sand dunes at this gated complex know as Dune

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Point, constructed in 2007. Being within yards to the beach, Dune Point has its own direct beach access. This apartment enjoys a spacious SOUTH WEST FACING sun terrace. The development is within easy reach of St Annes Square with its comprehensive shopping facilities and town centre amenities. Transport services are also readily available on Clifton Drive North with routes into Lytham St Annes and Blackpool which is also within minutes driving distance. The M55 motorway access is also close by. Internal viewing strongly recommended.



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

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 2020

4 Dunne Point

Total Area: 72.6 m² ... 782 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		70			71
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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