



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Windsor Lodge Windsor Road, Ansdell

- Elevated Ground Floor Apartment
- Lounge
- Brand New Fitted Kitchen
- Two Bedrooms
- Brand New Bathroom/WC
- Off Road Sheltered Parking Space
- UPVC Double Glazed
- Close to Grannys Bay
- Completely Modernised Throughout
- No Onward Chain

£115,500

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



www.johnardern.com



2 Windsor Lodge Windsor Road, Ansdell

COMMUNAL ENTRANCE

With entry phone system.

PRIVATE ENTRANCE HALL

3.66m x 1.83m (12' x 6')

(max 'L' shape measurements) Nicely decorated and recently carpeted entrance hall approached through a uPVC outer door with upper leaded and stained glass double glazed panel. One 13 amp power point. Wall thermostat. Wall mounted security entry phone hand set. Modern white doors to all rooms.

LOUNGE

4.98m x 3.28m (16'4 x 10'9)

Very spacious recently decorated lounge with side dining area. Double glazed window with side opening light and fitted vertical blinds overlooks the well maintained communal gardens looking towards Woodlands Road. The focal point of the room is a detailed fire surround with electric coal effect stove. Corniced ceiling and centre light. Five 13 amp power points. Television aerial socket and telephone point. New fitted carpet. Wall thermostat. Glazed arched window



MODERN FITTED KITCHEN

3.45m x 2.51m (11'4 x 8'3)

Superb extremely well fitted kitchen with an excellent range of white wall and floor mounted cupboards and drawers. Marble effect laminate working surfaces with inset one & a half bowl single drainer ceramic sink unit with chrome mixer tap. Cooke & Lewis electric oven. Hisense four ring ceramic hob. Illuminated extractor hood above. Plumbing facilities for slim line dishwasher. Separate plumbing facilities for automatic washing machine. Freestanding Montpellier fridge and freezer. Ceramic floor and part wall tiles. Wall mounted thermostat. Double glazed window with side opening light and fitted vertical blinds looks over the rear balconies with views beyond looking towards the court yard. Eleven 13 amp visible power points.



BEDROOM ONE

5.00m x 3.25m (16'5 x 10'8)

(max 'L' shape measurements) Very spacious principle double bedroom. Double glazed window with side opening light and fitted vertical blinds overlooks the gardens with Woodlands Road in the back ground. Recently fitted carpet. Wall mounted thermostat. Five 13 amp power points and telephone socket.



BEDROOM TWO/DINING ROOM

3.48m x 2.26m (11'5 x 7'5)

Second well proportioned and carefully decorated double bedroom. New fitted carpet. Wall thermostat. Double glazed window with side opening light and fitted vertical blinds overlooks the rear court yard. Two 13 amp power points. Wall mounted thermostat. Patterou glazed arched window.

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BATHROOM/WC

2.29m x 1.91m (7'6 x 6'3)

With ceramic floor and wall tiles. Modern newly fitted (October 2020) three piece bathroom suite comprises: panelled bath with chrome mixer taps and a Triton electric shower over and pivoting shower screen. Pedestal wash hand basin with matching mixer tap. The suite is completed by a low level WC. Electric ladder heated towel rail. Wall mounted extractor fan. Airing cupboard contains a lagged hot water cylinder and lower storage cupboard.



DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

CENTRAL HEATING

The property enjoys the benefit of electric under floor heating.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of

£1440 per annum is currently levied. This includes the Buildings Insurance

NOTE

Windsor Lodge is currently undergoing improvements to the exterior, including re pointing work.

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 B.

PARKING

There is a sheltered allocated parking space that passes with the apartment.

LOCATION

This elevated ground floor purpose built apartment has been the subject of a complete modernisation program of which an early inspection will confirm. Windsor Lodge is situated at the junction of Windsor Road and Woodlands Road in the heart of Ansdell with its excellent shopping facilities and transport amenities including the railway station and transport services running along Clifton Drive to both Lytham and St Annes main centres. Other local points of interest include Fairhaven Lake with its leisure and sporting attractions, the beach and foreshore all within just a short stroll.

An internal viewing is strongly recommended to appreciate the spacious modernised accommodation.

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.

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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 November 2020

2 Windsor Lodge



Total Area: 58.3 m² ... 628 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO ₂) 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		69	47
	EU Directive 2002/91/EC		
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		45	47
	EU Directive 2002/91/EC		



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