



ESTATE AGENTS • VALUER • AUCTIONEERS



12 The Spinnakers 87 South Promenade, St Annes

- 2nd Floor Purpose Built Apartment
- Lounge with Sea Views
- Sun Balcony
- Fitted Kitchen with Sea Views
- Two Bedrooms
- En Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking Space
- Electric Heating & Double Glazing
- No Onward Chain

£250,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

With security entry phone hand set. Lift and stairs to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALL

4.95m x 1.30m min (16'3 x 4'3 min)

Central hallway approached through an outer door with an obscure double glazed panel. Slim line Dimplex night storage heater. Wall mounted entry phone handset. Corniced ceiling. Illuminated display alcove with glazed shelving and cupboard below. Airing cupboard contains a hot water cylinder with linen storage space above. Matching white panelled doors lead off

LOUNGE

5.74m x 3.51m (18'10 x 11'6)

Spacious reception room. Two UPVC double glazed windows with top opening lights enjoy panoramic views looking over the beach and foreshore with Southport and the Welsh Hills in the back ground. UPVC double glazed French door leads to the BALCONY. The focal point of the room is a fireplace with display surround and raised hearth supporting an electric coal effect fire. Corniced ceiling. Dimplex slim line night storage heater. Television aerial point. Telephone point. Central square arch gives access to the adjoining Kitchen.



BALCONY

2.21m x 1.85m min (7'3 x 6'1 min)

Sun balcony approached from the main lounge, having a ceramic tiled floor and glazed balustrade. The views from the balcony are stunning looking directly over the beach and foreshore with the Irish sea beyond and Southport and the Welsh Hills in the back ground. External wall mounted light



KITCHEN

3.53m x 2.34m (11'7 x 7'8)

UPVC double glazed window overlooks the front of the development, enjoying the south facing sea views. Top opening light. Good range of modern eye and low level cupboards and drawers. Incorporating two glazed display units. One and a half bowl stainless steel single drainer sink unit with centre mixer tap. Set in heat resistant roll edged work surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Four ring electric hob. Ariston illuminated extractor canopy above. Electric oven and grill below. Integrated Gorenje fridge/freezer with matching cupboard front. Integrated dishwasher, Hotpoint washing machine and a small Creda Excel tumble dryer above, all with matching cupboard fronts. Corniced ceiling. Wall mounted Dimplex heater.



MASTER BEDROOM SUITE

4.34m x 3.63m (14'3 x 11'11)

Two UPVC double glazed windows overlook the rear of the development. Two top opening lights. Corniced ceiling. Telephone point. Fitted bedroom furniture comprises: A single and two double wardrobes. Dressing table with drawers below. Matching freestanding bedside drawer units. Dimplex night storage heater. Door to:

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EN SUITE SHOWER ROOM/WC

2.18m into shower x 1.57m (7'2 into shower x 5'2)

UPVC obscure double glazed window with top opening light. Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors and a Mira Sport electric shower. Low level WC. Ideal Standard pedestal wash hand basin. Wall mounted shaving socket. Part ceramic tiled walls. Wall mounted extractor fan. Dimplex wall mounted electric heater.



BEDROOM TWO

2.79m x 2.26m (9'2 x 7'5)

Second well proportioned bedroom. UPVC double glazed window overlooks the rear elevation. Top opening light. Dimplex electric heater with integral programmer control. Fitted bedroom furniture with a single wardrobe and matching overbed storage.



BATHROOM/WC

3.10m x 1.83m (10'2 x 6')

UPVC obscure double glazed window with top opening light. Four piece white suite comprises: Panelled bath. Step in shower cubicle with a folding glazed door and a Mira Sport electric shower. Low level WC. Ideal Standard pedestal wash hand basin. Part ceramic tiled walls and floor. Wall mounted shaving socket. Electric heated towel rail. Wall mounted Dimplex heater and a GET extractor fan.



PARKING

To the rear of The Spinnakers there is a dedicated single car parking space (number 12), approached from the rear service road off Fairhaven Road and to the front of the development there are visitor parking spaces

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

ELECTRIC HEATING

The property enjoys the benefit of electric Economy 7 heating from Dimplex night storage heaters/panel heaters and electric immersion heater for domestic hot water.

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 E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £120 per month is currently levied. This includes Buildings Insurance and Ground Rent (solicitor to confirm)

NOTE

We understand Lettings are allowed and pets are allowed if not a nuisance to other residents (solicitors to confirm)

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LOCATION

'The Spinnakers' was constructed by Westbury Homes this particular two bedroomed 2nd floor apartment enjoys a corner position enjoying stunning views looking over the beach and foreshore. The development is situated very close to the centre of St Annes Square with its comprehensive shopping facilities and transport services. There are also a number of local shops and facilities within a few minutes walking distance on Alexandria Drive. No onward chain



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



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

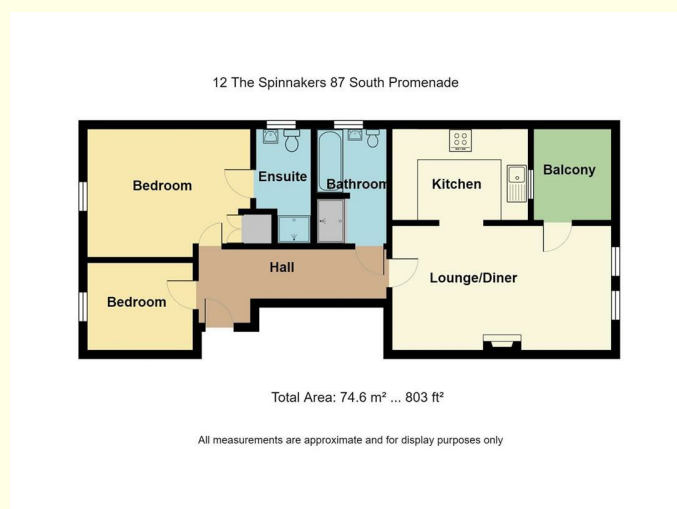
Sales Manager: Zoe J. Ardern (BAHons) MNAEA

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 December 2020



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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