



ESTATE AGENTS • VALUER • AUCTIONEERS



## The Penthouse 14 Quay West 91 South

- Spacious Penthouse Apartment
- Sun Terrace with Stunning Sea Views
- Large Lounge & Dining Room
- Breakfast Kitchen
- Three Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Sauna/Shower Room
- Two Underground Parking Spaces
- Gas CH & Double Glazing
- No Onward Chain

**£465,000**

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



[www.johnardern.com](http://www.johnardern.com)





# The Penthouse

## 14 Quay West 91 South Promenade, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Communal entrance with entry phone security system. Lift and stairs to all floors.

### FOURTH FLOOR

#### PRIVATE ENTRANCE

#### HALLWAY

Spacious central hallway. Corniced ceiling. Built in cloaks/store cupboard with hanging rail. Single panel radiator. Wall mounted entry phone handset. Telephone point. Built in airing cupboard houses an insulated hot water cylinder and provides lined storage space.

#### LOUNGE

**6.71m x 5.11m (22' x 16'9)**

Impressive principal reception room. Two sets of UPVC double glazed sliding patio doors overlook and give direct access to the Sun Balcony with stunning sea views. Additional double glazed window to the side elevation again with sea views and a side opening light. Fitted drinks bar, with display shelving below. Two single panel radiators. Corniced ceiling. Wired for wall lights. Wall mounted room thermostat. Focal point of the room is a display fireplace with wood overmantle, raised stone hearth and matching inset supporting an electric fire. Television aerial point. Archway leads to the adjoining Dining Room.



#### SUN TERRACE

**13.72m x 1.85m (45' x 6'1)**

Large SOUTH FACING sun balcony with part glazed balustrade and a tiled floor, enjoying superb panoramic views across the Rock gardens, with the beach huts and St Annes beach beyond



#### DINING ROOM

**3.99m x 2.87m (13'1 x 9'5)**

Useful separate dining room with matching wall decorations. UPVC double glazed opening window to the side of the development with sea views. Single panel radiator. Corniced ceiling. Door leads to:



#### BREAKFAST KITCHEN

**5.89m x 2.92m (19'4 x 9'7)**

Spacious kitchen approached from both the hallway and dining room. UPVC double glazed opening window to the rear of the property. Additional double glazed window with side opening light and enjoying side sea views. Range of eye and low level cupboards and drawers. Incorporating corner display shelving. Neff one and a half bowl sink unit with centre mixer tap. Set in roll edged wood effect work surfaces with splash back tiling and concealed downlighting. Matching peninsular breakfast bar. Built in appliances comprise: Neff four ring electric hob with an illuminated extractor above. Candy electric oven and grill. Hotpoint washing machine and adjoining tumble dryer. Hotpoint fridge/freezer and Hotpoint dishwasher. Concealed Baxi gas central heating boiler. Corniced ceiling.



#### BEDROOM SUITE ONE

**5.49m x 4.78m (18' x 15'8)**

Well presented principal double bedroom. UPVC double glazed sliding patio doors give direct access to the Sun Balcony enjoying the stunning views. Corniced ceiling. Two wall light points. Single panel radiator. Television aerial point. Telephone point. Archway and step leading to:



# The Penthouse 14 Quay West 91 South Promenade, Lytham



## DRESSING ROOM

3.58m x 1.12m (11'9 x 3'8)

Useful separate dressing area with a UPVC double glazed opening window enjoying the front south facing sea views. Bank of fitted wardrobes to one wall, with mirror fronted sliding doors. Corniced ceiling. Door leads to:



## BEDROOM THREE

3.58m x 2.74m (11'9 x 9')

Third double bedroom. UPVC double glazed window overlooks the rear elevation. Single panel radiator. Corniced ceiling.

## EN SUITE SHOWER/WC

2.08m x 1.73m (6'10 x 5'8)

UPVC obscure double glazed opening window. Three piece suite comprises: Step in shower cubicle with a Triton Alicante electric shower. Vanity wash hand basin with cupboard below. Wall mirror above. Strip light and wall mounted shaving socket. Low level WC completes the suite. Single panel radiator. Corniced ceiling.



## BATHROOM/WC

3.48m x 2.29m (11'5 x 7'6)

Spacious bathroom comprising a three piece suite. Sunken corner bath with jacuzzi style fittings. Vanity wash hand basin set in a wide display surround with cupboards and drawers below. Wall mirror above with light over and a wall mounted shaving socket. Low level WC. Single panel radiator with decorative screen. Wall mounted extractor fan. Part tiled walls

## BEDROOM TWO

4.88m x 3.07m (16' x 10'1)

UPVC double glazed window overlooks the rear elevation. Side opening light. Corniced ceiling. Single panel radiator. Range of fitted bedroom furniture comprises: Kneehole dressing table with drawers either side. Two double and a single wardrobe with adjoining bedside units and further drawer units



## SAUNA/SHOWER ROOM

Step in shower cubicle with a Triton electric shower. Wall mounted extractor fan. Door leading to the pine sauna with side wall light

# The Penthouse

## 14 Quay West 91 South Promenade, Lytham St Annes

### CENTRAL HEATING

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

### OUTSIDE

Quay West is surrounded by well managed communal gardens laid to lawn with well stocked shrub and flower beds and having front visitor car parking.

### GARAGING

The Penthouse has the benefit of two parking spaces within the communal garage. Approached through its own remote controlled electric up and over double door (fitted December 2020, it is the door to the far right hand side from the courtyard). Power and light supplies to the garage. Water tap. There is also lift access to the apartment from the garaging

### MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1200 per annum is currently levied. This includes block insurance

### 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 £80. Council Tax Band G

### NOTE

No pets are allowed and no lettings

### LOCATION

This very spacious three bedroomed Penthouse apartment enjoys stunning sea views looking over the beach and foreshore looking beyond to Southport and the Welsh hills. Quay West is conveniently situated close to local shopping facilities on Alexandria Drive and close to the centre of St Annes Square with its comprehensive shopping facilities and town centre amenities. An internal inspection is strongly advised to fully appreciate the accommodation this property has to offer, which includes a large lounge with sun terrace leading off, dining room and adjoining breakfast kitchen, en suite principal bedroom and two further double bedrooms. No onward chain.

### VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

### INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

### PROPERTY MISDESCRIPTION ACT

John Arden & 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 2021



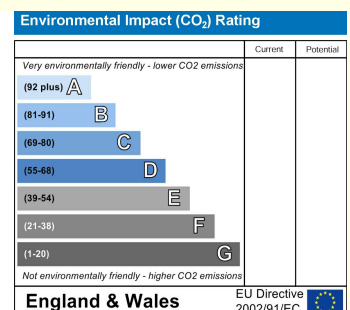
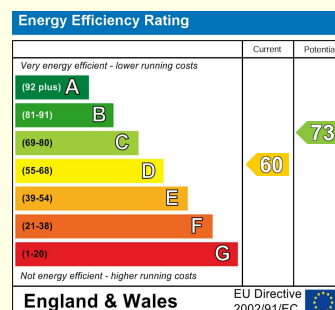
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

[www.johnardern.com](http://www.johnardern.com)

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA



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