



The Penthouse, 32 The Lodge, Dunlin Drive, FY8 4FJ

£470,000

*This Exclusive & Executive Penthouse Offers Spacious Accommodation, Two Balconies, Lounge, Dining Room, Dining Kitchen, Utility Room, Large Master Bedroom With En Suite & Dressing Room, 2 Further Bedrooms & 2nd En Suite, Study, W.C, Secure Entrance & Gated Driveway, Double Garage With Parking Space & Beautiful Communal Gardens.
Viewing Is Essential to Fully Appreciate!*



Communal Entrance

Entrance door to vestibule, post boxes and secure inner door with intercom system

Communal Hallway

Lift & stairs to upper floors

Personal Entrance

Door from third floor or direct access from key operated lift into

Study 13'8" x 4'8" (4.17m x 1.42m)

Skylight, coving to the ceiling, secure video entry phone system, tiling to the floor, single radiator, telephone point, lift and cupboard housing fuse box. Range of office furniture incorporating desk, drawers and cupboards with inset halogen lights. Door into

Hallway

Skylight, cornice to the ceiling, single radiator and doors to the following rooms

Cloaks

Useful storage cupboard with space for cloaks and light

Lounge 23'11" x 13'7" (7.29m x 4.14m)



(Measured into the bay) Walk in bay window with views over the lake, single door with matching side windows opens onto the balcony with open countryside views, feature fireplace with marble insert and hearth housing electric fire, cornice to the ceiling, two double radiators, wall light points, TV aerial and telephone points and double opening wooden doors with glazed panels leads into the

Dining Room 15'11" x 13'9" (4.85m x 4.19m)

(Measured into the bay) Walk in bay window overlooking the front of the property with double radiator beneath, cornice to the ceiling and large alcove with inset halogen ceiling lights. Door leading into the

Breakfast Kitchen 15'11" x 13'11" (4.85m x 4.24m)



Extensive range of wall and base units with laminate work surface incorporating wine rack and glass fronted display cabinets, 1 1/2 bowl sink and drainer unit with mixer tap and waste disposal, integral appliances include: AEG dishwasher, fridge and freezer, Ariston four ring hob with illuminated extractor above, AEG double oven and microwave. Walk in bay window overlooking the front of the property with double radiator beneath, tiling to the floor, tiling to splash back with feature tiles, inset halogen ceiling lights, coving to the ceiling, TV aerial and telephone points. Space for table and chairs. Door to hallway

Utility Room 8'9" x 6'2" (2.67m x 1.88m)

Laminate work surface with cupboard beneath and space and plumbing for washing machine and dryer, stainless steel sink and drainer unit with twin taps, tall cupboard for storage and louvered door to cupboard housing boiler. Tiling to the floor, tiling to splash back, skylight, single radiator, ceiling mounted extractor fan and high level drying rails

WC 5'7" x 5'3" (1.70m x 1.60m)

Tiling to the floor, fully tiled walls with feature border tile, single radiator, ceiling mounted extractor fan and coving to the ceiling. Two piece suite comprising wash hand basin set into vanity unit with twin taps and cupboards beneath and WC

Inner Hallway

Skylight, cornice to the ceiling, single radiator, cupboard housing water tanks and shelving for airing. Doors to the following rooms

Master Bedroom 16'11" x 14'8" (5.16m x 4.47m)



Single opening door with matching side windows opens onto the balcony with open countryside views, coving to the ceiling, two double radiators, corner unit with TV aerial point and telephone point. Doors to

Walk in Wardrobe 11'3" x 7'3" (3.43m x 2.21m)
(Measured to the widest point) Rails, shelving and light. Access hatch to loft space

EnSuite 12'11" x 11'9" (3.94m x 3.58m)



Fully tiled walls with high level feature border tile, tiling to the floor, skylight, inset halogen ceiling lights, coving to the ceiling, ceiling mounted extractor fan and double radiator. Three piece suite comprising: Roca WC, bidet, His & Hers wash hand basins with mixer taps set into Mobilhaus vanity unit with mirror, shaver point, vanity lighting and cupboards beneath, carpeted steps up to recessed bath with mixer tap and fully tiled step in shower cubicle with body jets, separate shower attachment and folding door

Bedroom Two 14'3" x 14'2" (4.34m x 4.32m)



(Measured into the bay) Window overlooking the front of the property with double radiator beneath, coving to the ceiling, TV aerial point and range of bedroom furniture incorporating bedside cabinets and wardrobes, overhead cupboards and drawers creating kneehole dressing table with mirror, glass display shelving, inset halogen vanity lighting and open corner shelving. Access hatch to extensive boarded loft space (full width of the building). Door to

EnSuite 7'10" x 6'8" (2.39m x 2.03m)



(Measured to the widest point) Fully tiled walls with feature border tile, coving to the ceiling, ceiling mounted extractor fan and double radiator. Three piece suite comprising: Roca WC, wash hand basin with mixer tap set into Mobilhaus vanity unit with mirror, shaver point, vanity lighting and cupboards beneath and step up to large shower cubicle with folding door

Bedroom Three 11'6" x 10'7" (3.51m x 3.23m)

(Measured into the bay) Window overlooking the front of the property with double radiator beneath, coving to the ceiling, TV aerial point and range of bedroom furniture incorporating bedside cabinets and wardrobes, overhead cupboards and drawers creating kneehole dressing table with mirror, glass display shelving and inset halogen vanity lighting

External

There are attractive landscaped communal gardens incorporating statues and ponds on Cypress Point Security entry gates give access to 'The Lodge' Allocated parking space and visitor parking

Double Garage

Remote electric up and over door
Power, light and water supply

Additional Information

Council Tax Band - G

Leasehold

Ground Rent - £200 pa with £10 discount if paid on time

Service Charges - £405 per quarter. This includes - Building Insurance, Gardening, Lift Maintenance, Painting of all Public Areas, Painting to Outside of the building and Weekly Cleaning of Hall, Stairs, etc

Cypress Point Service Charges - £327 pa

EPC Results

Current Energy Efficiency Rating - C (76)

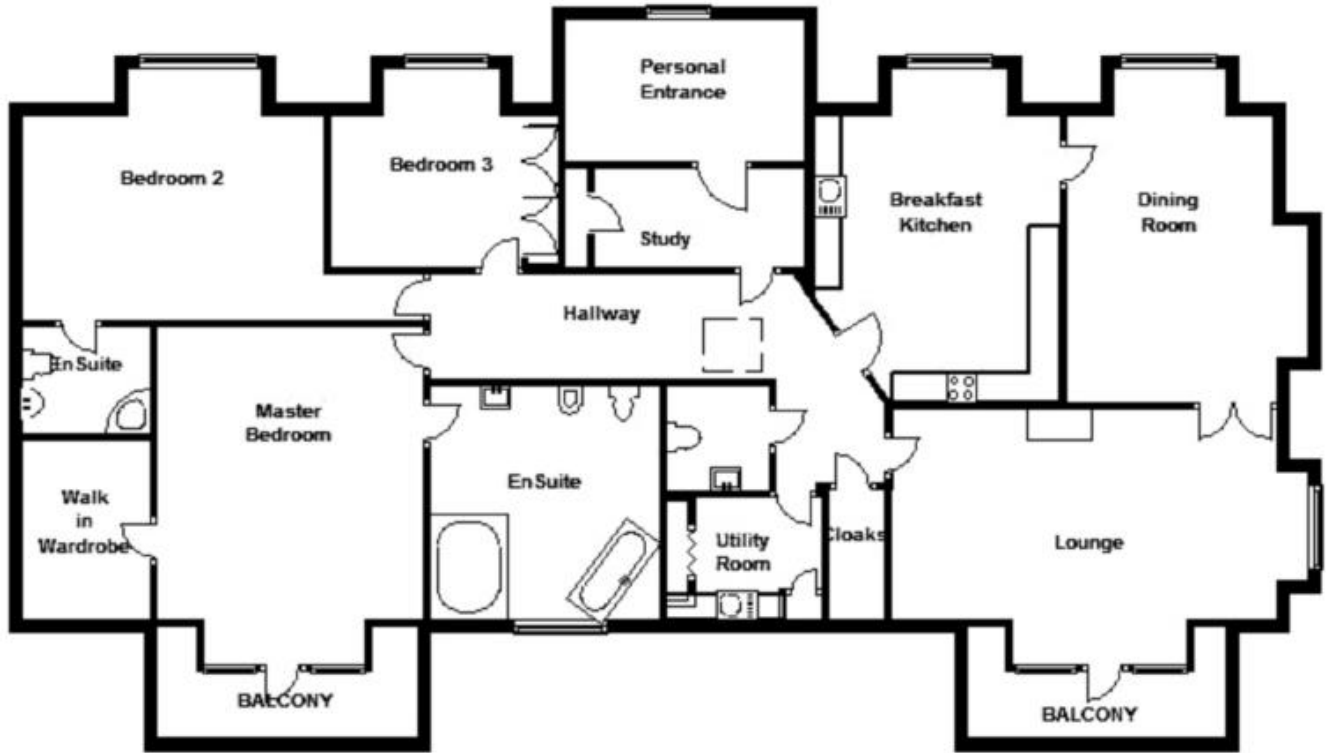
Potential Energy Efficiency Rating - B (81)

Current Environmental Impact Rating - C (76)

Potential Environmental Impact Rating - B (81)

32 The Lodge

Approx. 219.1 sq. metres (2358.0 sq. feet)



Disclaimer:

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.