



ESTATE AGENTS • VALUER • AUCTIONEERS



14 The Heritage Central Beach, Lytham

- 2nd Floor Apartment
- Overlooking Lytham Green
- Lounge with Dining Area
- Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC
- Bathroom/WC
- Underground Car Parking Space
- Gas CH & Double Glazing
- No Onward Chain

£335,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Approached through uPVC double glazed obscure outer doors. Security entry phone system. Stairs and lift to all floors. Communal inner hall shared with one other flat.

SECOND FLOOR

COMMUNAL LANDING

Communal inner hall shared with one other flat.

PRIVATE ENTRANCE

HALLWAY

3.48m x 3.23m (11'5 x 10'7)

Spacious central hallway. Double panel radiator with display shelf over. Wall mounted entry phone handset. Wall light points. Telephone point. Corniced ceiling. Very useful walk in CLOAKS/STORE ROOM 7'4 x 4'5 with overhead light, hanging rail and pine shelving for linen storage. White panelled doors lead off

LOUNGE WITH DINING AREA

7.54m into bay x 4.39m (24'9 into bay x 14'5)

Impressive spacious reception room. Walk in bay enjoys the stunning panoramic views of Lytham Green, with the Ribble Estuary beyond. UPVC double glazed windows with four top opening lights. Corniced ceiling. Television aerial point. Telephone point. Wall lights. Double panel radiator with a display shelf above. Focal point of the room is a fireplace with white display surround, raised hearth and inset. Matching panelled door leads to:



KITCHEN

4.88m x 2.08m (16' x 6'10)

UPVC double glazed window enjoys the South facing views of Lytham Green. Top opening light. Range of eye and low level fixture cupboards and drawers. Incorporating a glazed

display unit and corner shelving. Corner one and a half bowl stainless steel sink unit set in heat resistant roll edged work surfaces. Built in appliances comprise: Beko four ring electric hob. Illuminated extractor canopy above. Panasonic microwave. Creda electric oven and grill. Fridge/freezer. Freestanding Indesit washer/dryer and Bosch dishwasher. Wall mounted Alpha combi gas central heating boiler. Corniced ceiling. Single panel radiator



MASTER BEDROOM

4.80m x 3.12m (15'9 x 10'3)

Good sized double bedroom. UPVC double glazed window overlooks the rear of the development. Top opening light. Extensive range of bedroom furniture comprises: Two double wardrobes with centre kneehole dressing table with drawers below. Wall mirror above. Two additional matching double wardrobes with bedside drawer units. Wall light. Television aerial point. Corniced ceiling. Double panel radiator. Panelled door leads to:



EN SUITE SHOWER ROOM/WC

1.96m x 1.88m (6'5 x 6'2)

Three piece suite comprises: Corner step in shower cubicle with a plumbed shower and pivoting glazed door. Pedestal wash hand basin with mirror, glass display shelf and strip

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light above. Low level WC completes the suite. Single panel radiator. Ceramic tiled walls and floor. Wall mounted extractor fan.



BEDROOM TWO

4.80m x 2.57m (15'9 x 8'5)

Second double bedroom. UPVC double glazed window to the rear elevation. Top opening light. Double panel radiator. Corniced ceiling. Wall light. Telephone point. Television aerial point



BATHROOM/WC

2.67m x 2.06m (8'9 x 6'9)

Spacious principal bathroom. Three piece suite comprising: Panelled bath with an Armitage Shanks shower over and glazed screen. Pedestal wash hand basin with wall mirror, glass display shelf and strip light above. Low level WC. Ceiling extractor fan. Ceramic tiled walls and floor. Single panel radiator.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a wall mounted Alpha combi boiler serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

COMMUNAL GARAGE

The apartment has an allocated parking space in the communal basement garage which is approached from electric outer door and further electric upper wrought iron gates.

NOTE

The apartments are not allowed to be Let. No pets are allowed

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years with no ground rent payable. (solicitors to confirm) Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £1700 per annum is currently levied. This includes the Block insurance.

LOCATION

This extremely spacious two bedroomed apartment was constructed in the early 1990's and is built on the site of the old 'Lytham Baths' and is centred in the heart of town with delightful front south facing views of The Green and Estuary. Lytham's attractive tree lined shopping facilities and town centre amenities are literally 'round the corner' together with transport services and local railway station. Viewing essential to appreciate the potential this apartment has to offer. No onward chain

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VIEWING THE PROPERTY

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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

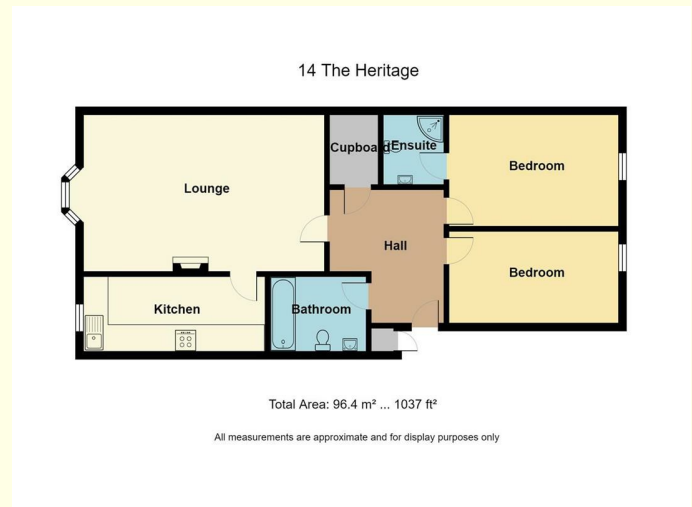
THE GUILD

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



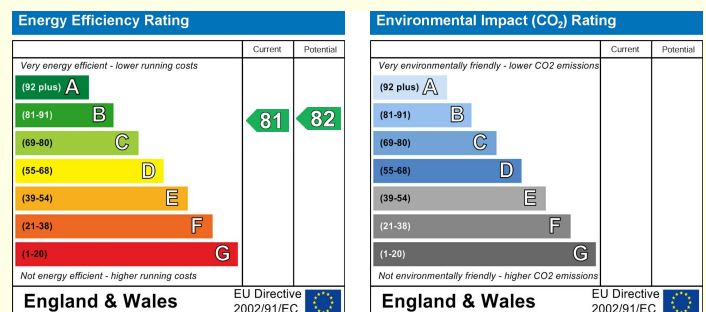
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