



ESTATE AGENTS • VALUER • AUCTIONEERS



## 5 Elim Court Victoria Street, Lytham

- 2nd Floor Purpose Built Apartment
- Being Sold With Furniture
- Lounge with South Facing Views
- Modern Fitted Kitchen
- Two Double Fitted Bedrooms
- Modern Shower Room/WC
- Allocated Parking Space
- Gas Central Heating & Dble Glazing
- Close To Lytham Centre
- No Onward Chain

**£169,950**

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



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



## 5 Elim Court Victoria Street, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Approached through a hardwood outer door with wall mounted security entry phone hand set. Stairs to the second floor.

### SECOND FLOOR

#### ENTRANCE HALLWAY

**3.66m x 3.56m max (12' x 11'8 max)**

(max L shaped measurements) Tastefully appointed hallway. Single panel radiator. Wall mounted security entry phone handset. Two loft access points. Very useful large store cupboard with open shelving, hanging rail, gas meter and overhead light. Also plumbed for and housing a Beko washing machine. Modern white doors lead off to all rooms.

#### LOUNGE

**4.83m x 3.58m (15'10 x 11'9)**

Spacious well presented lounge with dining area. UPVC double glazed window with two side opening lights overlooks the front elevation looking towards Victoria Street. Single panel radiator. Television and Sky aerial point. Corniced ceiling. Telephone point. Two wall lights.



#### KITCHEN

**3.35m x 2.44m (11' x 8')**

Modern fitted kitchen. UPVC double glazed window enjoys an outlook to the front elevation. Two side opening lights. Good range of modern eye and low level fixture cupboards and drawers. Single drainer sink unit with centre mixer tap set in wood effect work surfaces with matching splash back. Built in appliances comprise: Lamona four ring gas hob in a brushed chrome surround. Illuminated extractor canopy above. Feature tiled walls. Lamona electric double oven and

grill. Warming drawer below. Integrated dishwasher with matching cupboard front. Integrated fridge/freezer. Slimline wine fridge (currently not working). Single panel radiator. Inset ceiling spot lights. Concealed wall mounted Worcester combi gas central heating boiler.



#### BEDROOM ONE

**3.68m x 3.07m (12'1 x 10'1)**

Delightful double fitted bedroom room with a UPVC double glazed square oriel bay window with two side opening lights overlooking the rear elevation. Deep display sill. Single panel radiator. Corniced ceiling. Extensive range of fitted bedroom furniture by Unique Fit in Blackpool. Comprising two single wardrobes, matching bedside drawer units and further overbed storage. Adjoining four drawer unit. A double and single wardrobe with an inset mirrored panel and four drawer unit with display top.



#### BEDROOM TWO

**3.71m into door reveal x 3.48m (12'2 into door reveal x 11'5)**

Second spacious double bedroom room with double glazed oriel bay window with two side opening lights overlooking the



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rear elevation. Deep display sill. Single panel radiator. Corniced ceiling. Modern fitted double wardrobe and a four drawer adjoining unit. Two matching freestanding bedside cabinets.



## SHOWER ROOM/WC

**2.18m x 2.06m (7'2 x 6'9)**

Modern three piece white bathroom suite. UPVC obscure double glazed opening window with tiled sill. Wide step-in shower compartment with glazed sliding door. Plumbed overhead and additional hand held shower. Vanity wash hand basin with centre mixer tap and cupboards and drawers below. Low level WC completes the suite. Ceramic tiled walls. Chrome heated ladder towel rail. Inset ceiling spot lights.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler on a Salus Wi fi system, serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC units

## PARKING

There is an allocated parking space (number 5) which passes with the apartment plus a number of visitor parking spaces.

## FIXTURES & FITTINGS

The apartment is being sold furnished together with the carpets, curtains, blinds and light fittings.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £642 per annum is currently levied this includes the 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 included in the maintenance charge. Council Tax Band C

## NOTE

We understand lettings are allowed. Pets are allowed as long as not a nuisance to other residents (solicitors to confirm)

## LOCATION

This superbly appointed purpose built second floor two bedroomed apartment is situated within a select development just off Victoria Street. Being within just a few minutes stroll to the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. Transport services run very close by along Warton Street leading directly into Lytham through to St Annes, Blackpool or Warton (BAE Systems) and Freckleton. An internal inspection is strongly advised to appreciate the modern accommodation this apartment has to offer which is being sold with the furniture included, making this property ideal for first time buyers, investors or purchasers looking for a 2nd home.

## 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:

## 5 Elm Court Victoria Street, Lytham

www.johnardern.com, rightmove.com, onthemarket.com,  
Email Address: zoe@johnardern.com

### THE GUILD

John Arden & 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 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 October 2021



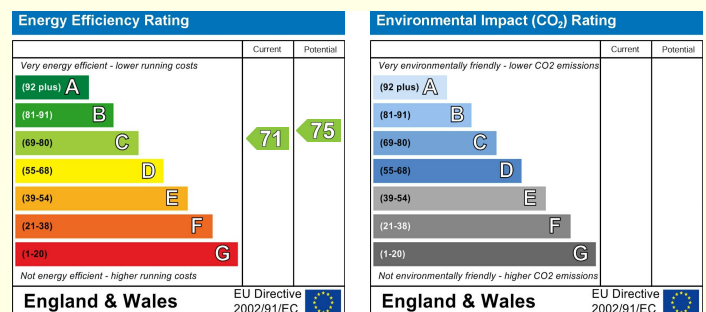
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