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ESTATE AGENTS • VALUER • AUCTIONEERS











301 New Hampshire Court Blacksmith Row, Lytham

- 2nd Floor Purpose Built Apartment
- Enjoying Delightful Views with Blackpool Tower in the Background
- Spacious Lounge with Juliette Balcony
- Fitted Dining Kitchen & Separate Utility
- Two Fitted Double Bedrooms
- Modern En Suite Shower/WC & Bathroom/WC
- Allocated Parking Space
- Double Glazing & Electric Heating
- No Onward Chain
- Leasehold, Council Tax Band D & EPC Rating C

£198,950

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

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GROUND FLOOR

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

2ND FLOOR

ENTRANCE HALLWAY
4.45m x 2.44m max (14'7 x 8' max)
(max L shaped measurements) Nicely appointed central Hall with a wood effect laminate floor. Wall mounted entry phone handset. Corniced ceiling. Gabarron modern electric heater with integral control. Access to the part boarded loft space with a pull down aluminium ladder and a light. Useful cloaks/store cupboard with circuit breaker fuse box, matching wood laminate floor and cloaks hanging rail. Matching modern white panelled doors lead off.




LOUNGE
5.28m x 3.96m (17'4 x 13')
Very spacious and extremely well appointed principal reception room. Double opening, UPVC double glazed French doors reveal a 'Juliette balcony' with a wrought iron balustrade which enjoys panoramic views looking over the adjoining countryside towards Blackpool (Blackpool tower in the back ground). Second double glazed window with a top opening light overlooks the side elevation. Fitted matching window blinds. The focal point of the room is a fireplace with a display surround and raised hearth supporting a Dimplex electric log effect stove. Matching wood effect laminate floor throughout. Corniced ceiling. Gabarron modern electric heater with integral control. Television/Sky and telephone sockets. Two fitted wall lights. Central square arch gives access to the adjoining Dining Kitchen.





DINING KITCHEN
4.01m x 2.49m (13'2 x 8'2)
Modern dining kitchen approached from both the Hallway and Lounge. Good range of wall and floor mounted cupboards and drawers. Laminate wood effect working surfaces with discreet downlighting and ceramic splash back tiling. Inset one & a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built in appliances comprise: Indesit electric fan assisted oven. Matching combination microwave oven above. Beko ceramic four ring electric Induction hob. AEG illuminated extractor hood above. AEG integrated fridge and freezer. Lamona slimline integrated dishwasher. UPVC double glazed window with top opening light overlooks the main communal courtyard with superb views looking towards the rural fields with Blackpool in the back ground. Fitted roller blind.





UTILITY ROOM
1.52m x 1.22m (5' x 4')
Very useful separate Utility. Wall mounted cupboard and laminate display with tiled splash back. Freestanding Hotpoint washer/dryer below. Overhead light and Manrose ceiling extractor fan. Inner door reveals a built in AIRING CUPBOARD with insulated hot water cylinder and open pine shelving.

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BEDROOM SUITE ONE

6.10m x 3.00m max (20' x 9'10 max)

Very spacious principal double bedroom. Double opening, UPVC double glazed French doors reveal a 'Juliette balcony' with wrought iron balustrade, enjoying a very sunny south facing aspect. Adjoining double glazed window with top opening light. Two fitted double wardrobes and a central single wardrobe a mirrored door. Corniced ceiling and an overhead light. Aerial point and power socket for a wall mounted television. Sunhouse electric slimline panel heater. Door leads to the En Suite.







EN SUITE SHOWER/WC

2.06m x 1.85m (6'9 x 6'1)

Modern En Suite fitted in September 2021, comprising a three piece white suite. Step in showering compartment with a glazed screen and plumbed overhead shower with an additional hand held shower attachment. Vanity wash hand basin with cupboard beneath and a wall mirror above. The suite is completed by a low level WC. Chrome electric heated towel rail. Overhead light and a Manrose ceiling extractor fan. Part ceramic tiled walls.



BEDROOM TWO

3.40m x 2.44m (11'2 x 8')

Second fitted double bedroom. UPVC double glazed window with a top opening light enjoys a south facing aspect side aspect. Fitted window blind. Wall mounted slimline panel heater with integral control. Aerial point and socket for a wall mounted TV. Range of modern fitted bedroom furniture comprises two single wardrobes, matching bedside drawers, headboard and overbed storage units.



BATHROOM/WC

2.06m x 1.68m (6'9 x 5'6)

Principal bath with a three piece white suite comprising: Panelled bath with a chrome mixer tap and over bath shower. Vanity wash hand basin with cupboard beneath and having a chrome mixer tap. The suite is completed by a Roca low level WC. Electric heated chrome ladder towel rail. Manrose ceiling extractor fan and overhead light. Part tiled walls.



ELECTRIC HEATING

The apartment enjoys the benefit of electric heating with a number of electric room heaters.

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DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

COMMUNAL STORE
On the landing opposite the flat door is a communal store which is used by the owners of flat 301 and past the lift there is a further larger communal store.

OUTSIDE/PARKING
New Hampshire Court has attractive well maintained gardens and car parking. There is an allocated numbered car parking space for the apartment and plenty of visitor car parking spaces.

LOCATION
This very well presented two bedroomed apartment is situated on the second floor of a block of purpose built apartments known as New Hampshire Court, located on the ever popular development Cypress Point built by Kensington Developments Ltd. Conveniently located between both Lytham and St. Annes principal shopping centres and only minutes from Ansdell's local shops on Woodlands Road. This particular top floor corner apartment has the benefit of TWO Juliette balconies from the Lounge and the En suite Principal Bedroom, with stunning views looking over the surrounding countryside with Blackpool Tower in the background. An internal inspection is strongly recommended. No onward chain.



MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £420 per quarter (£1680 per annum) is currently levied and this includes the block insurance, window cleaning, communal cleaning, lifts etc... The Cypress Point charge of £637.69 per annum is payable and covers the communal greens and water features.

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 £150. Council Tax Band D

NOTES
Pets are not allowed. We understand letting is allowed (not holiday lets).
Many items of furniture are available to purchase by separate negotiation.
The carpets, blinds and light fittings are included in the asking price.

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

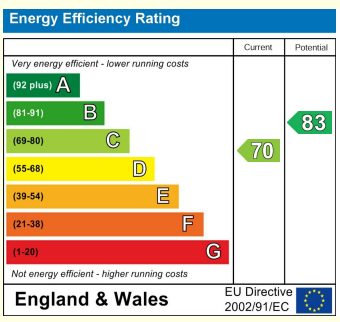
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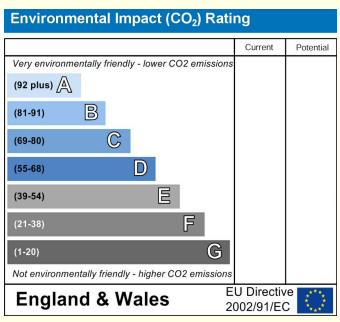


TOTAL APPROX. FLOOR AREA 785 SQ.FT. (73.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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