



ESTATE AGENTS • VALUER • AUCTIONEERS



## 14 Clifton Gate, Lytham

- Delightful 1st & 2nd Floor Duplex Apartment
- Strolling Distance To Lytham Centre
- Open Plan Living/Dining Kitchen
- Open Plan Lounge
- Three Bedrooms
- En Suite Shower Room & Family Bathroom
- Allocated Parking Space
- Upgraded Electric Heating
- Leasehold & EPC Rating:
- No Onward Chain

**£295,000**

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



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





## 14 Clifton Gate, Lytham

### GROUND FLOOR

Private self contained entrance with entry phone security handset. Electric convector heater set beneath the double glazed outer window. Staircase leads to the first floor with side hand rail.

### FIRST FLOOR

'L' shaped hallway with double glazed window with opening light overlooking the inner court yard. Side useful cloaks/store cupboard with double doors. Continuing staircase to the second floor. Electric panel radiator. Wall mounted entry phone handset. Airing cupboard contains an new Oso water heater.



### OPEN PLAN LOUNGE & DINING AREA

8.41m x 4.60m (27'7 x 15'1)

Very spacious 'L' shaped family lounge with dining area and kitchen. Three double glazed leaded windows with opening lights enjoying SOUTH FACING sunny aspect and looking over the mature well kept lawned communal gardens. Excellent range of fitted display and storage cupboards with internal illumination and glass fronted doors and shelving. Glass topped 'Hulsta' peninsula dining table. Wide feature spiral staircase leads to the second floor lounge. Electric panel wall heaters.



### OPEN PLAN KITCHEN

The kitchen is extremely well fitted and has an excellent range of wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset single drainer Franke stainless steel sink unit with chrome mixer tap. Plumbing facilities for automatic washing machine and tumble dryer. Built in appliances comprise: Hotpoint automatic fan assisted electric oven. Caple combination microwave oven. Hotpoint four ring Induction hob with glass and stainless steel illuminated extractor canopy above. Indesit integrated dishwasher. Housing for American style double door fridge. Part ceramic tiled walls with discreet downlighting. Feature pitched ceiling.



### BEDROOM SUITE ONE

3.89m x 3.66m (12'9 x 12)

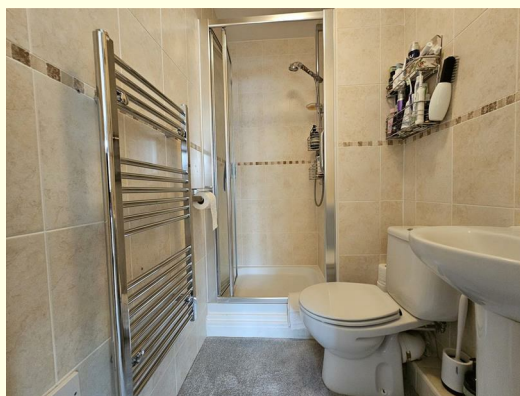
('L' shape measurements) Delightful and well appointed principal double bedroom with recently fitted (12 months old) range of wardrobes with sliding mirror fronted doors and matching side units. Double glazed leaded window with opening lights overlooking the inner court yard. Wall mounted electric panel heater.



### EN SUITE SHOWER ROOM/WC

1.96m into shower x 1.22m (6'5 into shower x 4')

With ceramic tiled walls and three piece Roca suite comprises: step in tiled shower compartment with a Hansgrohe shower and pivoting outer door. Roca pedestal wash hand basin with chrome mixer tap and strip light above incorporating a shaving point. The suite is completed by a low level WC. Electric chrome heater ladder towel rail. Ceiling extractor fan.



### BEDROOM THREE/STUDY

2.74m x 2.36m (9' x 7'9)

Very useful or occasional single bedroom. Leaded double glazed window with side opening light and overlooks the rear court yard. Slim line panel radiator.

# 14 Clifton Gate, Lytham



## BATHROOM/WC

1.75m x 1.73m (5'9 x 5'8)

With ceramic tiled walls. Three piece suite comprises: panelled bath with a Hansgrohe plumbed shower and pivoting shower screen. Roca pedestal wash hand basin with chrome mixer tap and mirror fronted medicine cabinet above. The suite is completed by a matching Roca low level WC. Electric chrome heated towel rail. Ceiling extractor fan.



## SECOND FLOOR

Approached from the principal staircase from the landing with matching spindled balustrade leading to:

### BEDROOM TWO

5.41m x 4.57m (17'9 x 15')

('L' shape measurements) Spacious well appointed and fitted second double bedroom with an extensive range of fitted wardrobes with centre mirror fronted doors and further freestanding drawer units. Access into the rear roof void. Part pitched ceiling with Velux double glazed pivoting roof light and access to the loft. Slim line electric panel heater. Inter-connecting door gives further access to the second floor lounge.



## FIRST FLOOR LOUNGE

5.33m x 3.78m (17'6 x 12'5)

Delightful room with glass and stainless steel balustrade looking down into the family dining kitchen. Having a part pitched ceiling with Velux pivoting double glazed roof light. The focal point of the room is a fire surround and electric fire (behind are double doors giving access to the rear roof void). The lounge is accessed from a wide spiral staircase from the dining kitchen.



## CENTRAL HEATING

The property has electric individually thermostatically controlled electric panel heaters.

## DOUBLE GLAZING

Where previously described the windows have leaded DOUBLE GLAZED units.

## OUTSIDE

Directly outside the entrance there is a numbered (No 14) car parking space with two adjoining visitor parking spaces.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £87.92 per month is currently levied which includes the buildings insurance and window cleaning.

## N.B

Pets are allowed as long as not a nuisance to other residents, subject to SPMC Pets Licence Conditions. Lettings are allowed (not holiday lets).

## 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 E



# 14 Clifton Gate, Lytham

## LOCATION

This delightful south facing 1st & 2nd floor duplex apartment with its own private self contained ground floor entrance is located on this modern development known as 'Clifton Gate' constructed by Rowland Homes in 2005. Approached through electrically operated security gates leading to the illuminated courtyard with numbered car parking spaces. Situated at the junction of South Park and Ballam Road adjoining the main gates to Lytham hall and being within 300 yards from the centre of Lytham with it's well planned tree lined shopping and town centre amenities. Green Drive and Fairhaven Golf Courses are also within easy reach.

An internal viewing is recommended to appreciate the well planned and tastefully decorated accommodation.



## 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)

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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](http://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 May 2023



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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