



ESTATE AGENTS • VALUER • AUCTIONEERS



## 71 West Cliffe, Lytham

- Ground Floor Purpose Built Flat
- Allocated Parking Space
- Spacious Lounge
- Fitted Kitchen
- Double Bedroom
- Fitted Bathroom/WC
- Gas Central Heating
- Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band B & EPC Rating C

**£134,000**

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



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



## 71 West Cliffe, Lytham

### GROUND FLOOR

#### COMMUNAL CENTRAL ENTRANCE

#### PRIVATE SELF CONTAINED ENTRANCE

Carpeted entrance with feature arched glazed outer doorway. Stairs to all floors.

#### ENTRANCE HALL

'L' shaped hallway with panel radiator. Open side cloaks/store cupboard. Wall mounted entry phone handset. Double doors reveal a useful cloaks/store cupboard. Wall thermostat.



#### OPEN PLAN LOUNGE & KITCHEN

6.25m x 3.66m (20'6 x 12')

Spacious full width room with two double glazed windows overlook the front south facing communal gardens with central communal landscaped garden areas. The focal point of the room is a marble inset fireplace with wood surround and over mantle and having an electric coal effect fire standing on a raised marble hearth. Double panel and separate single panel radiator. Corniced ceiling. Peninsular breakfast bar.



#### KITCHEN

The kitchen has a range of white wall and floor mounted cupboards and drawers. Laminate working surfaces. Inset single drainer stainless steel sink unit. Built in appliances comprise: Beko automatic electric fan assisted oven. Belling four ring gas hob with white surround and illuminated extractor canopy above. Plumbing facilities for automatic washing machine. Cupboard contains a Worcester combi gas central heating boiler. Part ceramic tiled walls.



# 71 West Cliffe, Lytham



## BEDROOM

**3.71m x 3.12m (12'2 x 10'3)**

Good sized double bedroom with double glazed window with upper opening lights overlooks the communal rear garden. Panel radiator.



## SHOWER ROOM/WC

**1.98m into shower x 1.68m (6'6 into shower x 5'6)**

Part ceramic tiled walls. Three piece white suite comprises: step in tiled shower compartment with a plumbed shower and sliding outer door. Pedestal wash hand basin. Low level WC. White heated ladder towel rail. Ceiling downlight and extractor fan.



## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

## LOCATION

The flat development was constructed in 1998 and this delightful modern mews development known as 'West Cliffe Square' being adjacent to Warton Street and within 10 minutes stroll into the centre of Lytham with it's comprehensive shopping facilities and town centre amenities. Also being very close to LYTHAM GREEN and the RIBBLE ESTUARY.

Viewing recommended.

## PARKING

The apartment has an allocated car parking space.

## N.B

The property has recently been LET for £525 per calendar month.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £90 per month is currently levied.

## 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 £100. Council Tax Band B

# 71 West Cliffe, Lytham

## 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](http://www.guildproperty.co.uk).

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## Consumer Protection from Unfair Trading Regulation

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 November 2024

71, West Cliffe, Lytham St Annes, FY8 5DR



Total Area: 45.5 m<sup>2</sup> ... 490 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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

Principal: John M.Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	75	England & Wales	EU Directive 2002/91/EC	77



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.