



ESTATE AGENTS • VALUER • AUCTIONEERS



## 5 Glengarry 32 East Beach, Lytham

- Spacious 2nd Floor Apartment
- Panoramic Views of Lytham Green & the Ribble Estuary Beyond
- Large Lounge, Dining Room & Sitting Room
- Fitted Kitchen
- Two Double Bedrooms
- En Suite Bathroom/WC & En Suite Shower Room/WC
- Allocated Single Garage
- Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band F & EPC Rating B

**£445,000**

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



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



## 5 Glengarry 32 East Beach, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Communal entrance approached through a hardwood outer door. Security entryphone system. Stairs and lift to all floors. Rear communal door leads to the rear courtyard and garages.

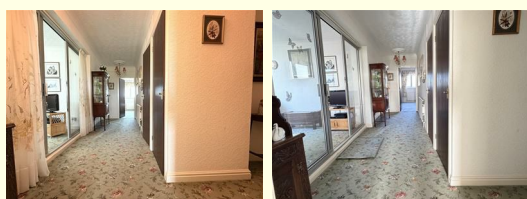
#### SECOND FLOOR

Spacious and bright second floor communal landing serving just two apartments. UPVC double glazed window over looking Lytham Green.

#### PRIVATE ENTRANCE

##### HALLWAY

L shaped entrance hallway approached through a hardwood front door. Corniced ceiling. Single panel radiator. Wall mounted entryphone handset. Built in cloaks/store cupboard. Additional built in cupboard houses a the hot water cylinder. Sliding double glazed aluminium framed doors lead to the Sitting Room/Study. Further inner doors leading off.



##### LOUNGE

**6.30m x 5.36m (20'8 x 17'7)**

Superb principal reception room. Three UPVC double glazed windows enjoy the stunning south facing views of Lytham Green with the Estuary beyond. Additional double glazed window to the side elevation with a top opening light. Double panel radiator with display shelf above. Decorative corniced ceiling with a centre rose. Television aerial point. Telephone/internet point. Four wall lights. Focal point of the room is a display fireplace with a raised marble hearth and matching inset. Decorative square arch leads to the adjoining Dining Room.



##### DINING ROOM

**3.84m x 2.95m (12'7 x 9'8)**

Double panel radiator. Corniced ceiling and centre decorative rose. Matching sliding double glazed aluminium framed doors overlook and lead to the adjoining Sitting Room. Door to the Kitchen.



##### KITCHEN

**3.53m x 3.40m (11'7 x 11'2)**

Well proportioned Kitchen with a UPVC double glazed window overlooking the front of the development with views along the Green to the iconic Lytham Windmill. Side opening light. Canopied lighting above. Range of eye and low level cupboards and drawers. Incorporating a glazed display unit. Blanco one and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with ceramic splash back tiling and concealed down lighting. Built in appliances comprise: Neff four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Neff microwave oven below. Neff electric double oven and grill. Integrated fridge/freezer, Blomberg washing machine and a Neff dishwasher, all with matching cupboard fronts. Low level cupboard conceals a Glowworm gas central heating boiler. Telephone point.



##### SITTING ROOM

**3.68m x 3.58m (12'1 x 11'9)**

Second spacious Sitting Room, which could also be used as a Study if required and is approached through two sets of sliding double glazed doors from both the Hallway and Dining Room. UPVC obscure double glazed window to the side elevation with two side opening lights. Corniced ceiling. Single panel radiator. Telephone point. Television aerial point.



# 5 Glengarry 32 East Beach, Lytham



## BEDROOM SUITE ONE

4.17m x 3.20m (13'8 x 10'6)

UPVC double glazed window overlooks the rear of the development. Two side opening lights. Corniced ceiling. Single panel radiator. Bank of fitted wardrobes to one wall, comprising a single and three double wardrobes. Door leading to the En Suite.



## EN SUITE BATHROOM/WC

4.17m x 2.62m plus reveal (13'8 x 8'7 plus reveal)

Spacious principal bathroom comprising a five piece coloured suite. UPVC obscure double glazed window to the rear elevation with a side opening light. Central sunken bath with step up carpeting and canopied lighting above with a large smoked wall mirror to the side. Step in tiled shower cubicle with a pivoting glazed door and a Triton T80 electric shower. Vanity wash hand basin set in a display surround with a centre mixer tap and cupboard below. Wall mounted shaving point. Wall mirror and glass display shelf. Low level WC. Adjoining Bidet completes the suite. Double panel radiator. Corniced ceiling.



## BEDROOM SUITE TWO

5.56m into reveal x 2.95m plus wardrobes (18'3 into reveal x 9'8 plus wardrobes)

Second good sized en suite double bedroom. UPVC double glazed window overlooks the rear elevation with two side opening lights. Corniced ceiling. Single panel radiator. Extensive range of fitted bedroom furniture comprises: Bank of wardrobes to one wall with a single and three double wardrobes. Additional built in double cupboard to the door reveal with shelving. Fitted matching head board for two single beds with two bedside display drawers and a central display drawer. Telephone point. Door to the En Suite.



## EN SUITE SHOWER/WC

2.34m x 1.52m (7'8 x 5')

UPVC obscure double glazed opening window to the side elevation. Three piece white suite comprises: Step in tiled shower cubicle with a pivoting glazed door. Vanity wash hand basin set in a laminate display surround with a centre mixer tap and cupboards below. Wall mounted shaving point. Wall mirror with a strip light above and glass displays. Low level WC. Additional wall mirror with a display shelf below and strip light. Single panel radiator. Overhead light.



## OUTSIDE

Communal gardens to the front with well designed and maintained shrub and flower borders and front visitor parking with a circular in and out driveway. To the immediate rear there is a landscaped and lawned court yard with residents short term car parking and access to the garaging.

## GARAGE

Single car garage with an up & over door. We understand it is the 3rd garage from the left.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Glowworm boiler in the Kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## LOCATION

This very spacious second floor two bedroomed purpose built apartment commands a superb position directly overlooking 'LYTHAM GREEN' with the Ribble Estuary beyond and conveniently placed within just 5 minutes walking distance to the centre of Lytham with its comprehensive shopping facilities and town centre amenities. Transport services are readily available close by on Warton Street giving access directly into Lytham and outlying areas of St Annes, Blackpool and Preston. An internal inspection is strongly recommended to appreciate the potential this apartment has to offer. No onward chain.

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## 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 annual service charge. Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £309 per month is currently levied. This includes the ground rent and buildings insurance.

## NOTE

Pets are not allowed. We also understand lettings are not allowed (solicitors to confirm).

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

## 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)

## Consumer Protection from Unfair Trading Regulation

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 April 2024



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Total Area: 136.8 m<sup>2</sup> ... 1472 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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	

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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