



ESTATE AGENTS • VALUER • AUCTIONEERS



## 8 St Johns Wood 2 Clifton Drive, Lytham

- Elevated Ground Floor Apartment
- Lounge with Sun Balcony, Elevated Sea Views
- Dining Room & Modern Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Numbered Space in Communal Garage
- External 2nd Parking Space
- Communal Swimming Pool & Gym
- No Onward Chain
- Leasehold & EPC Rating D

**£429,950**

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



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



## 8 St Johns Wood 2 Clifton Drive, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

With security entryphone system. Tastefully decorated communal hallway with lift and stairs to the elevated ground floor. Door leads to the Communal swimming pool complex and staircase down to the communal garage. Further internal door leads to the communal bin store area, with access leading off to:

#### ELEVATED GROUND FLOOR

Communal landing serving three apartments and accessed by the lift or staircase. Window overlooks the inner gardens.

#### PRIVATE ENTRANCE HALLWAY

5.66m x 1.45m (18'7 x 4'9)

Spacious central hallway approached through a hardwood door. Single panel radiator with display shelf above. Wall mounted entry phone handset. Illuminated display niche. Corniced ceiling and centre decorative rose.

#### LOUNGE

6.43m max x 4.50m (21'1 max x 14'9)

Very spacious principal reception room. Sliding double glazed patio doors give access onto the SOUTH FACING sun balcony and enjoys superb elevated views beyond with further views of the Ribble Estuary, Southport and the Welsh Hills in the back ground. The focal point of the room is a marble inset fireplace with white detailed white display surround and matching raised marble hearth. Ormate corniced ceiling and centre rose. Double panel radiator with display shelf above. Two wall light points. Television aerial point. Telephone point. Decorative archway leads to the Dining Room.



#### SUN BALCONY

4.50m x 1.37m (14'9 x 4'6)

Covered sun balcony enjoying the south facing views over the gardens with the Ribble Estuary beyond. Ceramic tiled floor. Glazed balustrade with a side opening panel giving direct access to the rear communal gardens and parking, with direct gated access to Lytham Promenade. External light.



#### DINING ROOM

3.35m max x 2.49m (11' max x 8'2)

Leaded double glazed window to the side elevation with two side opening lights. Single panel radiator. Corniced ceiling and centre rose. Further arch leads to the adjoining kitchen.



#### BREAKFAST KITCHEN

3.12m x 2.84m (10'3 x 9'4)

Leaded double glazed window to the side elevation and having two side opening lights. Good range of eye and low level fixture cupboards and drawers. Incorporating two shelving display units and a glazed display unit. Blanco stainless steel one and a half bowl single drainer sink unit set in heat resistant work surfaces with splash back tiling and concealed downlighting. Matching breakfast bar. Built in appliances comprise: Neff four ring gas hob with an illuminated extractor canopy above. AEG electric double oven and grill. Sharp microwave. Integrated fridge/freezer with matching cupboard front. Concealed Baxi gas central heating boiler. Single panel radiator. Corniced ceiling.



#### INNER HALLWAY

5.79m x 0.99m (19' x 3'3)

Leading off the central hallway with matching wall decorations. Single panel radiator. Corniced ceiling. Useful built in store cupboard. White panelled doors lead off

#### MASTER BEDROOM SUITE

4.78m into reveal x 3.89m (15'8 into reveal x 12'9)

Well proportioned principal double bedroom. Double glazed leaded window overlooks the inner communal gardens/courtyard. Two side opening lights. Single panel radiator. Corniced ceiling. Telephone point. Fitted bedroom furniture comprises: Three double wardrobes to one wall with further storage above. Matching bedside tables with drawers below, cupboards above and further overbed storage units. Matching kneehole dressing table with drawers either side.

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## EN SUITE SHOWER ROOM/WC

3.15m x 1.96m (10'4 x 6'5)

Obscure leaded double glazed window to the side elevation. Side opening light. Modern three piece white suite comprises: Corner step in shower cubicle with a plumbed shower. Low level WC. Vanity wash hand basin with centre mixer tap set in a glazed display surround, cupboards and drawers below. Illuminated wall mirror above. Matching fitted bathroom unit with display top, houses an integrated washer/dryer below with adjoining corner cupboard with shelving. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Corniced ceiling and inset spot lights.



## BEDROOM TWO

4.04m x 2.90m (13'3 x 9'6)

Second double bedroom. Leaded double glazed window overlooks the inner gardens/courtyard. Two side opening lights. Single panel radiator. Corniced ceiling. Fitted double and single wardrobe with storage above. Additional single wardrobe.



## BATHROOM/WC

4.34m x 3.00m (14'3 x 9'10)

Spacious principal bathroom with a four piece suite. Step up sunken circular bath with large fitted wall mirror and lighting above. Part tiled walls. Vanity wash hand basin with cupboard below and display surround. Wall mirror above with canopied lighting. Wall mounted shaving point. Low level WC and adjoining bidet completes the suite. Built in airing cupboard houses a hot water cylinder and pine shelving provides linen storage space. Double panel radiator. Wall mounted Silavent extractor fan. Corniced ceiling.



## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## GAMES/STORE ROOM/OFFICE - BY SEP NEGOTIATION

14.10m x 4.50m (46'3 x 14'9)

AVAILABLE BY SEPARATE NEGOTIATION

Very spacious additional room located directly underneath the main apartment. Has previously been used as a games room but lends itself to a variety of uses such as a hobby room, studio, home office etc. Three electric night storage heaters. Number of fitted wall lights. Television aerial point. Allied full size snooker table with overhead lighting. Door leads to a further storage area below the apartment's balcony.

## COMMUNAL GARAGE & PARKING

The development has a large communal underground car park approached through electrically operated up & over door and having a direct internal door into the main building and a numbered parking space is allocated to the apartment. To the rear of the development there is a numbered single car parking space for a second car.

## OUTSIDE

St Johns Wood is situated in very well maintained attractive landscaped grounds enjoyed by the residents and having rear visitor parking.

## SWIMMING POOL & GYM COMPLEX

The apartment has access to the communal leisure centre with heated swimming pool, jacuzzi and gym.



## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts including the gardening, swimming pool complex and external maintenance. A figure of £250 per month is currently levied. Buildings Insurance is invoiced separately in December.

## 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 £170. Council Tax Band D

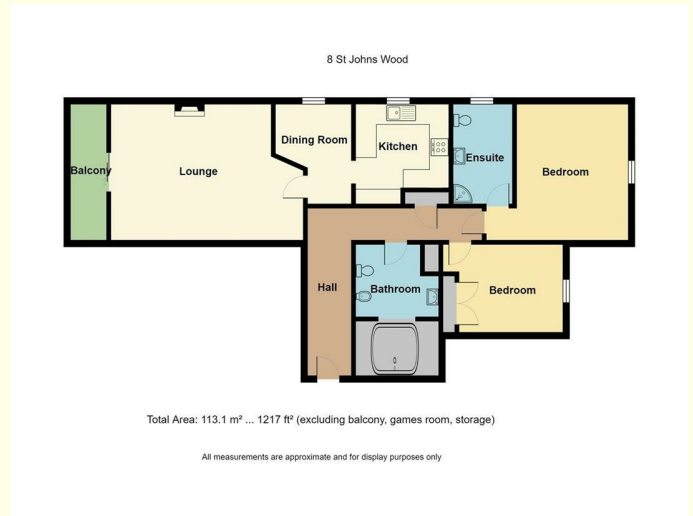
## NOTE

We understand the apartments can be let (solicitor to confirm). The lease states "No bird dog or other animal shall be kept in any flat which shall cause annoyance to other tenants or after the keeping thereof shall have been objected to".

# 8 St Johns Wood 2 Clifton Drive, Lytham

## LOCATION

This spacious two bedroomed elevated ground floor apartment has delightful views looking over the south facing landscaped communal gardens with views of the Ribble estuary in the back ground. The apartment is situated in the select development known as 'St Johns Wood' and boasts access to the communal leisure centre with heated swimming pool and jacuzzi and Gym. Lytham centre with its excellent tree lined shopping facilities and town centre amenities is within easy walking distance along Lytham Green. Internal viewing is recommended. No onward chain.



## 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)

## 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 October 2021



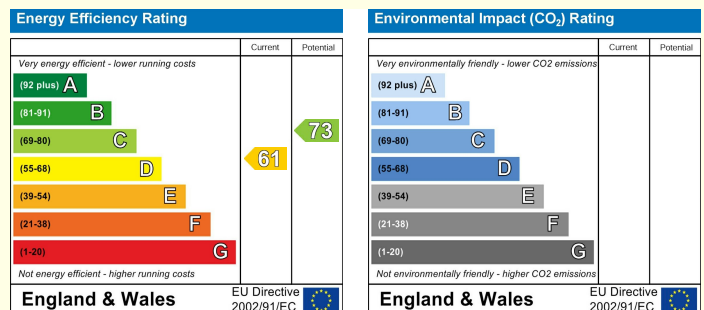
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