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8 The Heritage Central Beach, Lytham

- Spacious Ground Floor Apartment
- Views of Lytham Green & Estuary
- Large Lounge with Dining Area
- Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC
- Bathroom/WC
- Space in Underground Communal Garage
- No Onward Chain
- Leasehold & EPC Rating C

£350,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance serving eight of the apartments. Security entry phone system.

COMMUNAL HALLWAY

Approached through a UPVC outer door with inset obscure double glazed leaded panels. Nicely decorated and presented. Stairs and lift to all floors including the underground garaging. Individual post boxes.

COMMUNAL INNER HALLWAY

Communal inner hall shared with just one other apartment. Individual built in electric meter cupboards.

PRIVATE ENTRANCE HALLWAY

3.66m x 3.40m (12' x 11'2)

Spacious central Hallway approached through a wood panel door. Panel radiator with decorative screen. Wall mounted entry phone handset. Telephone point. Corniced ceiling. Wall light. Very useful walk in Cloaks/Store Room 7'2 x 4'6 with wall light and shelving. White panelled doors lead off to all rooms.



LOUNGE WITH DINING AREA

7.47m into bay x 4.57m (24'6 into bay x 15')

Impressive spacious reception room. Walk in bay enjoys the stunning south facing views of Lytham Green, with the Ribble Estuary beyond. UPVC double glazed windows with five top opening lights. Fitted vertical window blinds. Corniced ceiling. Television aerial point. Three wall lights. Two panel radiators with decorative screens. Focal point of the room is a fireplace with white display surround and raised hearth. Matching panelled door leading to the adjoining Kitchen.



KITCHEN

4.80m x 2.06m (15'9 x 6'9)

UPVC double glazed window enjoys the South facing views of Lytham Green. Top opening light and fitted roller blind. Range of eye and low level fixture cupboards and drawers. Incorporating three corner shelving displays. Corner one and a half bowl stainless steel sink unit set in roll edged work laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Bosch four ring electric ceramic hob. Illuminated extractor canopy above. Neff electric double oven and grills. Freestanding Hoover fridge/freezer. Hoover washer/dryer and a Bosch dishwasher. Worcester gas central heating boiler. Single panel radiator.



BEDROOM SUITE ONE

4.75m x 3.25m (15'7 x 10'8)

Good sized principal double bedroom. UPVC double glazed window overlooks the rear of the development. Top opening light and fitted vertical blinds. Wall light. Corniced ceiling. Double panel radiator. Panelled door leads to the En Suite.

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EN SUITE SHOWER ROOM/WC

2.01m x 1.96m (6'7 x 6'5)

Three piece white suite comprises: Corner walk in flat access shower cubicle with a plumbed Grohe shower and pivoting glazed door. Wide Ideal Standard pedestal wash hand basin with wall mirror and glass display shelf above. Strip light incorporating a shaving socket. Low level WC completes the suite. Chrome heated ladder towel rail. Part ceramic tiled walls. Wall mounted extractor fan.



BEDROOM TWO

4.75m x 2.51m (15'7 x 8'3)

Second double bedroom. UPVC double glazed window to the rear elevation. Top opening light and fitted vertical blinds. Double panel radiator. Corniced ceiling. Wall light.



BATHROOM/WC

2.67m x 2.06m (8'9 x 6'9)

Spacious principal bathroom. Three piece suite comprising: Panelled bath with an Armitage Shanks shower over and glazed screen. Wide Ideal Standard pedestal wash hand basin with wall mirror, glass display shelf and strip light above. Incorporating a shaving socket. Low level WC. Wall mounted Expelair extractor fan. Ceramic tiled walls and floor. Single panel radiator.



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC units.

OUTSIDE

The Heritage stands in well maintained communal grounds with lawned gardens to the front south facing aspect with mature well stocked flower and shrub borders.

COMMUNAL GARAGE

The apartment has an allocated numbered parking space (No 8) 17'2 x 7'10 in the communal basement garage which is approached through an electric up and over door with further electric upper wrought iron gates providing extra security. There are also two visitor parking spaces in the garage.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years. Council Tax Band E

MAINTENANCE

A management company with managing agents has been formed to administer and control outgoing expenses to common parts. The figure payable, which includes the Buildings Insurance, is available on request.

LOCATION

This extremely spacious two bedroomed ground floor apartment was constructed in the early 1990's by JH Ashworth and is built on the site of the old 'Lytham Baths' and is centred in the heart of Lytham town centre with delightful front south facing views of The Green and Estuary. Lytham's attractive tree lined shopping facilities and town centre amenities are yards away together with transport services and the local railway station. Viewing essential to appreciate the potential this apartment has to offer. No onward chain

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VIEWING THE PROPERTY

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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

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.

PROPERTY MISDESCRIPTION ACT

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 June 2023



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Total Area: 98.8 m² ... 1064 ft²

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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