



ESTATE AGENTS • VALUER • AUCTIONEERS



## 2 St Johns Wood 2 Clifton Drive, Lytham

- 1st Floor Purpose Built Apartment
- Large Lounge with Dining Area
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern En Suite Shower/WC
- Shower Room/WC
- Underground Car Parking
- Gas CH & Double Glazing
- No Onward Chain
- Yards from Lytham Green

**£288,000**

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



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



## 2 St Johns Wood 2 Clifton Drive, Lytham

### GROUND FLOOR

#### PRIVATE ENTRANCE

With security entry phone system. Outer door with an inset obscure and leaded double glazed panel leads to:

#### HALLWAY

Nicely appointed and decorated hallway. Single panel radiator. Corniced ceiling and over head light. Staircase leads off to the first floor with white side hand rail.

#### FIRST FLOOR INNER HALL

4.57m x 1.27m (15' x 4'2)

Carefully appointed and decorated central hallway. Single panel radiator. Wall thermostat. Corniced ceiling. Access to the part boarded loft with electrics. Wall mounted entry phone hand set. Wide steps lead up to the split level Lounge. White panelled doors lead off.



#### LOUNGE

5.87m x 3.38m (19'3 x 11'1)

Extremely well appointed and spacious reception room. Leaded UPVC double glazed window with two side opening lights enjoys delightful SOUTH FACING views looking over the central gardens with discreet side views of the Ribble Estuary with Southport in the back ground. Panel radiator. Corniced ceiling and centre rose. Fitted wall lights. Television aerial point. Telephone point. Concealed consumer unit. Square arch leads to:



#### DINING ROOM

3.48m x 2.34m (11'5 x 7'8)

With matching wall decorations together with corniced ceiling and centre rose. Leaded UPVC double glazed window with side opening light enjoys the South Facing views. Single panel radiator. Freestanding dining room furniture if required includes a Rosewood McIntosh extending dining table and four chairs and matching McIntosh sideboard. White panelled door leads to:



#### KITCHEN

3.48m x 2.39m (11'5 x 7'10)

UPVC double glazed leaded window enjoys the South Facing rear views. Two side opening lights. Modern fitted kitchen by Michael Bond of St Annes, comprises an excellent range of Rationale full height eye and low level fixture cupboards and drawers. Incorporating a number of deep corner units, pan drawers and useful full length unit ideal for ironing board/h Hoover etc. One and a half bowl stainless steel single drainer sink unit with centre mixer tap set in a heat resistant roll work surface with matching splash back and concealed down lighting. Built in Neff appliances comprise: Four ring ceramic hob. Combination microwave oven. Electric oven and grill. Integrated fridge and freezer both with matching cupboard fronts. Slimline dishwasher and washer dryer, again both with matching cupboard fronts. Concealed Potterton gas central heating boiler. Wall mounted programmer control.



#### MASTER BEDROOM SUITE

4.09m x 3.76m (13'5 x 12'4)

Leading off the inner hallway is a well proportioned double bedroom. UPVC leaded double glazed windows with two side opening lights look over the front gardens with views looking down the tree lined Eden Avenue. Single panel radiator. Door leads to:





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## EN SUITE SHOWER/WC

2.51m x 1.52m (8'3 x 5')

Modern three piece white suite comprises: Corner step in shower compartment with a plumbed shower and sliding outer door. Roca vanity wash hand basin with centre mixer tap and drawer below. Fitted wall mirror. The suite is completed by a matching Roca low level WC. Chrome heated ladder towel rail. Ceramic tiled walls. Vent Axia extractor fan.



## BEDROOM TWO

4.32m x 3.84m plus wardrobes (14'2 x 12'7 plus wardrobes)

(max L shaped measurements) Second spacious and well fitted double bedroom. Matching UPVC leaded double glazed window with two side opening lights overlooks the front garden and views of Eden Avenue. Excellent range of fitted bedroom furniture by Goldstar of Bolton comprises a bank of wardrobes with hanging rails and shelving with a centre dressing table with drawers below and wall mirror above. Single panel radiator. Corniced ceiling.



## SHOWER ROOM/WC

2.51m x 2.34m (8'3 x 7'8)

Three piece modern white suite comprises: Corner step in shower cubicle with a plumbed shower and curved sliding glazed doors. Roca vanity wash hand basin with mixer taps and drawer below. Wall mirror above. The suite is completed by a Roca low level WC. Ceramic tiled walls. Chrome heated ladder towel rail. Wall mounted Vent Axia extractor fan. Adjoining the bathroom there is a cupboard containing an insulated Gledhill hot water cylinder.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been replaced with new UPVC DOUBLE GLAZED units

## OUTSIDE

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

## COMMUNAL GARAGE

Communal under ground car park with electric up & over door leads to the apartments allocated single car parking space (Number 2) approx 15'9 x 7'9

## COMMUNAL SWIMMING POOL

The apartment has access to the communal leisure centre with heated swimming pool, jacuzzi and gym which is situated in the main block.



## 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 £225 per month is currently levied. An additional annual charge of £500 is paid each April for the general sinking fund. Buildings Insurance is currently £122.44 per annum (2020)

Note: the exterior of the apartment has recently been K-Rendered with a 20 year guarantee together with new gutters and drainpipes.

## 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

The apartments can be let. Pets are allowed if not a nuisance to other residents. (solicitors to confirm)

## LOCATION

This superbly appointed and spacious two bedroomed split level first floor apartment benefits from its own ground floor self contained entrance and has delightful views looking over the inner landscaped communal gardens with discreet

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views of the Ribble estuary in the back ground. The apartment is situated on the select development known as 'St Johns Wood' and boasts access to the communal leisure centre with heated swimming pool and jacuzzi and Gym which is situated in the main block. 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.

### 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](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 Ardern & Company'.

### 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).

### 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 August 2020



Total Area: 102.0 m<sup>2</sup> ... 1098 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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	

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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