JOHN ARDERN
"The Family Estate Agent"
www.johnardern.com
Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

41 Clifton Gate, Lytham

- Ground Floor Purpose Built Apartment
- Minutes Walking Distance to the Centre of Lytham & Lytham Hall
- Spacious Lounge with Dining Area
- Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Allocated Numbered Parking Space
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band C & EPC Rating C

£189,950

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

The GUILD of PROFESSIONAL ESTATE AGENTS

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GROUND FLOOR

COMMUNAL ENTRANCE HALL
With security entry phone system. Stairs (no lift) to the upper floors.

PRIVATE ENTRANCE

HALLWAY
Spacious entrance hall carpeted throughout with a fitted door mat to the entrance. Wall mounted security entry phone handset. Three overhead lights. Atlantic wall mounted slimline electric panel heater with integral programmer control. Useful built in store cupboard with shelving and an overhead light and housing an Albion hot water cylinder and high level circuit breaker fuse box. Matching doors leading off.

LOUNGE WITH DINING AREA
4.32m x 3.53m (14'2 x 11'7)
Spacious reception room with a UPVC double glazed window overlooking the side courtyard parking and the allocated parking space for this apartment. Mature woodland beyond bordering the main entrance drive to Lytham Hall. Two side opening lights and fitted vertical window blinds. Telephone point. Television aerial point. Internet point. Slimline Atlantic electric panel heater. Focal point is a modern fireplace with a display surround, matching raised hearth and inset supporting an electric pebble effect fire. Door leads to the adjoining Kitchen.

KITCHEN
2.77m x 1.70m (9'1 x 5'7)
Range of eye and low level fitted cupboards and drawers, a display shelf and wine rack. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Hotpoint four ring electric ceramic hob. Hotpoint illuminated extractor canopy above in brushed chrome. Hotpoint electric oven and grill below. Integrated fridge/freezer with a matching cupboard front. Hotpoint integrated washing machine. Overhead light.

BEDROOM ONE
4.27m x 3.12m (14' x 10'3)
Well proportioned principal en suite bedroom. UPVC double glazed window overlooks the side courtyard with Lytham Hall woodland beyond. Two opening lights and fitted vertical window blinds. Television aerial point. Atlantic slimline electric panel heater. Telephone point. Door leads to the En Suite.

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EN SUITE SHOWER/WC

2.51m into shower x 0.76m (8'3 into shower x 2'6)

Three piece white Roca suite comprises: Step in shower cubicle with a folding glazed door and plumbed shower. Roca pedestal wash hand basin with a centre mixer tap. Mirror fronted cabinet above. Roca low level WC. Atlantic electric heated ladder towel rail. Part tiled walls. Overhead light and ceiling extractor fan.

BEDROOM TWO

3.15m x 3.15m (10'4 x 10'4)

Second good sized bedroom. UPVC double glazed window overlooks the side aspect with a side opening light and vertical window blinds. Atlantic slimline electric panel heater. Bank of fitted wardrobes to one wall comprising two single wardrobes, central double wardrobe with drawers below. Additional matching single wardrobe with a drawer below.

BATHROOM/WC

2.16m x 1.73m (7'1 x 5'8)

Three piece white Roca suite comprises: Panel bath with a centre mixer tap. Roca pedestal wash hand basin with a centre mixer tap. Mirror fronted bathroom cabinet above. Roca low level WC completes the suite. Atlantic electric heated ladder towel rail. Part tiled walls. Overhead light and ceiling extractor fan.

ELECTRIC HEATING

The property enjoys the benefit of electric heating from Atlantic slimline panel wall heaters where described together with electric immersion heater for domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

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PARKING
There is a numbered (41) single car parking space allocated to the property which is adjacent and can be seen from the flat windows.

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £105 per month (solicitor to confirm) is currently levied which includes the buildings insurance and window cleaning.

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 £150. Council Tax Band C

NOTE
Pets are not allowed. Long term lettings are allowed.

LOCATION
This ground floor two bedroomed purpose built apartment is situated on this modern development known as 'Clifton Gate' constructed by Rowland Homes in 2005 and is approached through an electrically operated gated entrance leading to the illuminated courtyard with numbered car parking spaces. Clifton Gate is situated at the junction of Forest Drive and Ballam Road adjoining the main gates to Lytham Hall and being within 300 yards from the centre of Lytham with it's well planned tree lined shopping facilities and town centre amenities. There are transport services running adjacent on South Park to both Lytham and St Annes. An internal viewing is recommended. No onward chain.

VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

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

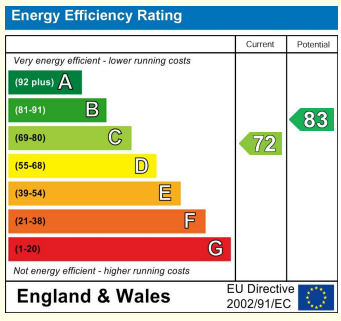
THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have 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.

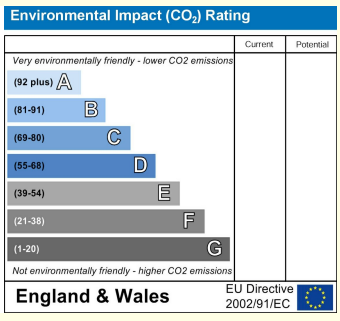
Digital Markets, Competition & Consumers Act 2024
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared July 2026

41, Clifton Gate, South Park, Lytham St Annes, FY8 4QX

Total Area: 62.9 m² ... 677 ft²

All measurements are approximate and for display purposes only





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