



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Salters Court 33-34 East Beach, Lytham

- Superb 2nd Floor Luxury Apartment
- Stunning Views of Lytham Green
- Dining Hallway
- Spacious Lounge
- Sun Balcony
- Two Double Bedrooms
- Modern En Suite Shower Room/WC
- Second Shower Room/WC
- Underground Parking Space & Store Room
- No Onward Chain

£450,000

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



www.johnardern.com



6 Salters Court 33-34 East Beach, Lytham

GROUND FLOOR

COMMUNAL ENTRANCE

Steps with wrought iron handrails and balustrade lead up to the communal entrance with security entryphone system. Wall mounted coach lights. Individually numbered postboxes. Well presented communal hallway with staircase and lift to the upper floors. Stairs (no lift) leads down to the communal garaging.

SECOND FLOOR

PRIVATE ENTRANCE

DINING HALLWAY

3.89m x 3.23m (12'9" x 10'7")

Tastefully decorated central reception hallway approached through a hardwood door. Attractive wood effect laminate flooring throughout. Corniced ceiling. Double panel radiator. Very useful built in store cupboard with automatic light and matching flooring, fitted shelving and housing the circuit breaker fuses. Archway leads to the rear hallway. Double opening glazed panel doors lead off to both the Lounge and Kitchen.



LOUNGE

5.94m max x 4.55m plus alcoves (19'6" max x 14'11" plus alcoves)

Very impressive principal reception room. Two UPVC double glazed picture windows with top opening lights overlook the SUN BALCONY enjoying the superb views beyond. Two further UPVC double glazed windows to the side elevation with top opening lights and fitted window blinds. Corniced ceiling. Matching wood effect laminate flooring. Television aerial point. Focal point of the room is a fireplace with display surround, raised hearth and inset supporting a gas coal effect living flame fire. Two double panel radiators. Two either side of the Balcony are alcove areas, one with a UPVC double glazed French door providing balcony access. To the second alcove is a full length matching picture window. This area provides an ideal spot for a computer table/small study area if required.



SUN BALCONY

3.73m x 1.91m max (12'3" x 6'3" max)

Spacious covered balcony area with wrought iron balustrade and tiled floor. Boasting panoramic south facing views of Lytham Green and the Windmill with the Ribble Estuary beyond. Wall mounted coach light.



KITCHEN

3.51m x 3.00m (11'6" x 9'10")

Obscure UPVC double glazed opening window to the side elevation. Good range of modern eye and low level cupboards and drawers. Incorporating a display plate rack, glazed display cupboard and pull out wicker drawers. One and a half bowl single drainer sink unit with centre mixer tap set in heat resistant roll edged work surfaces with ceramic splash back tiling and concealed downlight. Further canopied lighting above. Built in appliances comprise: Bosch four ring ceramic hob. Illuminated extractor canopy above. Bosch electric oven and grill with a Fagor microwave oven above. Integrated fridge/freezer with matching cupboard fronts. Bosch integrated washing machine and tumble dryer, again both with matching cupboard fronts. Wall mounted concealed British Gas combi gas central heating boiler. Kickspace heater.



REAR HALLWAY

Matching laminate wood effect flooring. Built in linen store cupboard with pine shelving. Additional walk in cloaks/store cupboard with shelving and lighting. Wall mounted room thermostat. Matching doors lead off.

MASTER BEDROOM SUITE

5.05m x 3.81m (16'7" x 12'6")

Spacious principal double bedroom. Two UPVC double glazed opening windows overlook the rear of Salters Court. An additional obscure double glazed window to the side elevation. Double panel radiator. Matching laminate flooring. Television aerial point. Modern fitted double and single wardrobes. Door leads to the En Suite

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EN SUITE SHOWER ROOM/WC

3.78m x 1.83m (12'5 x 6')

Superb five piece modern white suite fitted approximately 8 months ago. Comprising a panelled bath with centre mixer tap and hand held shower attachment. Full width shower enclosure with a part glazed screen and a Grohe overhead shower. Semi concealed low level WC and adjoining Bidet. Wall hung wash hand basin with centre mixer tap. Illuminated mirror fronted cabinet above. Vectaire wall mounted extractor fan. Chrome ladder heated towel rail. Number of inset ceiling spot lights. Obscure double glazed opening window



BEDROOM TWO

3.53m x 2.67m plus wardrobes (11'7 x 8'9 plus wardrobes)

Second double bedroom. Obscure UPVC double glazed opening window to the side elevation. Double panel radiator. Matching laminate wood effect flooring. Fitted double and single wardrobes.



SHOWER ROOM/WC

2.46m x 1.60m plus shower (8'1 x 5'3 plus shower)

Three piece white suite comprises: Step in shower cubicle with a plumbed power shower. Roca low level WC. Roca pedestal wash hand basin. Single panel radiator. Ceramic tiled walls. Laminate wood effect flooring. Wall mounted extractor fan



CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE

To the front of Salters Court is an attractive block paved courtyard with visitor parking space and well stocked flower and shrub borders. To the immediate rear is a further block paved courtyard, approached from the rear service road again with further communal parking spaces, dustbin store area and leading to the garaging.

COMMUNAL GARAGE

Underground communal garage, serving just six of the apartments, approached through an electric up and over door. Housing the water, gas and electric meters. Apartment 6 has an allocated parking space with adjoining door leading to a very useful private STORE ROOM 8'9 x 4'5 with overhead light. Door leads to the internal staircase which leads up to the apartments.

LOCATION

Salters Court is a select development constructed in 2001 to a very high standard and comprises of eight luxury apartments together with a Penthouse. This particular 2nd floor two bedroomed apartment enjoys commanding views looking directly over Lytham Green with the Ribble Estuary beyond, Southport and the

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Welsh hills in the background. Lytham centre with its attractive tree lined shopping facilities and town centre amenities are within walking distance and there are transport services running along Warton Street leading directly into Lytham and St Annes. Viewing highly recommended. No onward chain



NOTE

Pets are not allowed. Lettings are allowed.

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 maintenance charge. Council Tax Band E

MAINTENANCE

A management company Salters Court Ltd has been formed to administer and control outgoing expenses to common parts. A figure of £1575 per annum is currently levied.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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 September 2021

6 Salters Court 33-34 East Beach



Total Area: 102.6 m² ... 1104 ft² (excluding balcony)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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