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22 Palmetto View Poachers Trail, Lytham

- Spacious Ground Floor Purpose Built Apartment
- Large Lounge
- Modern Fitted Dining Kitchen & Utility
- Two Double Bedrooms
- Modern En Suite Shower/WC & Bathroom/WC
- South Facing Sun Terrace
- Garage & Parking Space
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold & EPC Rating D

£225,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Tastefully presented communal hallway with stairs and lift to the other floors. Security entry phone system. Additional rear entrance leading the garaging and parking spaces.

PRIVATE ENTRANCE

CENTRAL HALLWAY

4.65m x 4.06m (15'3 x 13'4)

(max T shaped measurements) Spacious central hallway approached through a painted wood panelled door. Wall mounted security entry phone. Corniced ceiling. Very useful built in cloaks/store cupboard with an overhead light. Mirrorstone white contemporary infrared panel heater. Tile effect laminate floor. White panelled doors lead off to all rooms.



LOUNGE

6.88m x 3.81m (22'7 x 12'6)

Impressive and tastefully decorated reception room with doors from both the Hallway and adjoining Dining Kitchen. UPVC double glazed picture window with three top opening lights overlooks the front elevation. Television and satellite points. Corniced ceiling. Telephone point. Two wall lights and two additional overhead lights. Two Mirrorstone white infrared panels. Wood effect laminate flooring. UPVC double glazed French door leads onto the private terrace.



SUN TERRACE

4.85m x 2.26m (15'11 x 7'5)

Good sized SOUTH FACING part covered terrace with a raised rubber decked patio which overlooks the front communal gardens. External wall light.



DINING KITCHEN

5.00m x 3.18m (16'5 x 10'5)

Excellent range of modern eye and low level fixture cupboards and drawers. One and a half bowl stainless steel sink unit with moulded drainer with a centre mixer tap set in heat resistant Corian working surfaces with splash back and concealed down lighting. Matching peninsular breakfast bar. Built in appliances comprise: Electrolux four ring ceramic electric hob. Zanussi stainless steel extractor canopy above. Zanussi electric double oven and grill. Integrated Zanussi dishwasher with a matching cupboard front. Kenwood freestanding American style fridge/freezer available by separate negotiation. Two overhead lights. Vinyl tiled flooring.



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UTILITY ROOM

2.06m x 1.45m max (6'9" x 4'9" max)

Useful separate Utility leading off the Hallway. Fitted laminate working surface with splash back tiling. Space and plumbing for a washing machine below and space for a condensing tumble dryer. Overhead light and a ceiling extractor fan. Dimplex electric heater. Built in airing cupboard with hot water cylinder and linen storage space above.

BEDROOM SUITE ONE

5.16m x 4.67m (16'11" x 15'4")

Spacious principal double bedroom. Two UPVC double glazed windows with top opening lights overlook the front south facing elevation. UPVC double glazed French door gives direct access to the sun Terrace. Mirrorstone contemporary white infrared panel. Corniced ceiling. Door leads to the En Suite.



EN SUITE SHOWER ROOM/WC

2.54m x 1.70m (8'4" x 5'7")

Three piece modern white suite comprises: Wide shower enclosure with glazed sliding doors and contemporary matt black trim. Plumbed overhead shower and additional hand held shower. Wall hung vanity wash hand basin with drawers below and a black centre mixer tap. Illuminated wall mirror above. The suite is completed by a Roca low level WC. Electric heated chrome ladder towel rail in matt black. Part ceramic tiled walls and tiled floor. Overhead light and ceiling extractor fan.



BEDROOM TWO

3.23m x 2.57m (10'7" x 8'5")

Second double bedroom. UPVC window overlooks the front elevation with two top opening lights. Dimplex electric heater.



BATHROOM/WC

2.16m x 1.91m (7'1" x 6'3")

Three piece white suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Mobilhaus vanity wash hand basin with cupboards and drawers below. Mirror above with canopy over and inset spot lights and shaving socket. The suite is completed by a Roca low level WC. Part tiled walls. Dimplex electric heater. . Overhead light and extractor fan.



ELECTRIC HEATING

The apartment has electric heating from a number of slimline contemporary white Mirrorstone infrared electric panels and Dimplex slimline heaters with integral programmer controls.

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DOUBLE GLAZING

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

GARAGE & PARKING

The property has the benefit of a private brick constructed garage (number 22) to the rear of the development. With an up & over door and having a pitched tiled roof. Power and light connected. Directly in front of the garage is space to also park a car.

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 E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts at Palmetto View. A figure of £147.52 per month is currently levied. There is also a Cypress Point management charge, £43.35 per month is currently levied.

LOCATION

This superbly presented two bedroomed apartment occupies a ground floor position in Palmetto View, a modern purpose built development built by Kensington Developments Ltd approx 20 years ago, situated on this popular development known as 'Cypress Point'. Ideally placed between both Lytham and St Annes principal centres with their comprehensive shopping facilities and amenities. Other local shops and train station can also be found on Woodlands Road in Ansdell. Cypress Point is also within easy reach of a number of local Golf Courses. Viewing essential. No onward chain.

NOTE

Lettings are allowed (not holiday lets).

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, rightmove.com, onthemarket.com, Email Address: 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.

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 2023

22, Palmetto View, Poachers Trail, Lytham St Annes, FY8 4FF



Total Area: 102.1 m² ... 1099 ft²

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	78

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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