



ESTATE AGENTS • VALUER • AUCTIONEERS



## Apartment 6 99 Ballam Road, Lytham

- Luxury 1st Floor Apartment
- Within Easy Reach Of Lytham Town Centre
- Stunning Open Plan Living/Dining Kitchen
- Large Covered Sun Balcony
- Separate Utility Room
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Underfloor Heating & Double Glazing
- Two Allocated Parking Spaces & Store Room
- Yards from Green Drive Golf Course

**£575,000**

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



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



## Apartment 6 99 Ballam Road, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Very well appointed entrance with video entry phone system and CCTV. Lift and stairs to all floors.

#### COMMUNAL STORE ROOM

Leading off the communal hallway is a very useful store room with individually numbered lockable store 'cages'. The store area for Apartment measures 6'6 x 3'6 and is ideal for a bike, golf clubs, suitcases, Christmas decorations etc.

#### FIRST FLOOR COMMUNAL LANDING

With a feature picture window enjoying the view towards Green Drive Golf Club.

#### PRIVATE ENTRANCE

#### HALLWAY

23'2 x 10'6 max



(max L shaped measurements) Tastefully present central hallway approached through a contemporary door. Inset ceiling spot lights. Video entry phone handset. Underfloor heating throughout with wall mounted room thermostat. Matching contemporary doors lead off to all rooms.

#### WALK IN STORE/COMPUTER ROOM

5' x 4'4

Leading off the hallway is a very useful cloaks/store, currently also used as a small computer room with power and light connected. Phone point.

### OPEN PLAN LIVING/DINING KITCHEN



Very impressive open plan family reception space.

#### LIVING AREA

15'10 x 14'2



To the living area are double glazed Bi Folding doors overlooking and giving direct access to the wrap around sun terrace. Electrically operated window blinds and curtains. A second smaller set of Bi Folding doors give additional side access to the terrace, also with electric blinds. Inset ceiling spot lights. Television aerial point. Underfloor heating with wall mounted room thermostat.





## SUN BALCONY

20'5 x 6'2



(PLUS 14'8 X 4'4) Delightful larger than average L shaped wrap around terrace with a concrete stone flagged effect floor. The terrace is covered and has a wrought iron balustrade, enjoying a sunny Westerly facing aspect benefiting from the afternoon and evening sun. External all weather power point. Two outside lights.

## DINING KITCHEN

19'4 x 12'7



Spacious modern fitted kitchen comprises an excellent selection of eye and low level fixture cupboards and drawers. Incorporating two illuminated glazed display units. One and a half bowl sink unit with Quooker centre mixer tap and providing instant boiling hot water. Set in heat resistant Quartz working surfaces with colour contrasting splash back and concealed down lighting. Large matching island unit/breakfast bar with further cupboards below. Built in good quality appliances comprise: Five ring AEG induction hob with illuminated extractor above. AEG electric oven and grill. AEG combination microwave oven above. Wine cooler. Integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Concealed wall mounted Worcester combi gas central heating boiler. Tile effect floor with underfloor heating. Inset ceiling spot lights. Full length double glazed window to the side elevation with top opening light and electrically operated window blinds. Double glazed French door gives additional access to the side sun terrace area.

# Apartment 6 99 Ballam Road, Lytham



## UTILITY ROOM

6'7 x 6'



Very useful separate Utility room. Eye and low level fixture cupboards. Caple sink unit with centre mixer tap. Set in work surfaces with splash back tiling. AEG integrated washing machine and Hoover integrated tumble dryer, both with matching cupboard fronts. Tile effect floor with underfloor heating. Inset ceiling spot lights and extractor fan.

## PRINCIPAL BEDROOM SUITE

17' max x 11'3 plus wardrobes

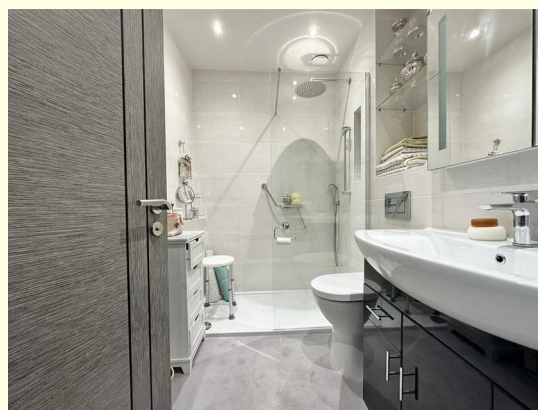


Well proportioned double bedroom. Full length double glazed window overlooks the rear of the development with upper opening light. Electric window blinds. Television aerial point. Telephone point. Inset ceiling lights. Underfloor heating with wall mounted room thermostat. Bank of freestanding high quality wardrobes to one wall with inset canopy lighting and a corner mirrored panel. Two adjoining multiple drawer units. Door leads to the En Suite.



## EN SUITE SHOWER/WC

7'7 x 5'3



Three piece modern white bathroom suite comprises: Full width step in shower compartment with a glazed screen, overhead rainfall shower and additional hand held shower. Tiled display recess and sill. Semi concealed low level WC. Vanity wash hand basin with cupboards and drawers below. Centre mixer tap and display surround. Illuminated mirror fronted bathroom cabinet above. Glazed display shelving. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan. Underfloor heating. Ceramic tiled walls.

## BEDROOM TWO

17'10 into reveal x 8'9



Second double bedroom. Full length double glazed window to the rear elevation. Electric curtains and blinds and an upper opening light. Freestanding high quality triple wardrobe to one wall with a central mirrored panel and inset canopy lighting. Inset ceiling spot lights. Television aerial point. Underfloor heating and a wall mounted room thermostat.

## BATHROOM/WC

11'1 x 5'7



Spacious bathroom comprises a four piece white suite. Panelled bath with a concealed centre mixer tap and pull out hand held shower attachment. Tiled display sill. Full width shower compartment with a glazed screen. Overhead rainfall shower and hand held shower and a useful tiled display recess. Semi concealed low level WC. Wall hung wash hand basin with a centre mixer tap. Illuminated mirror fronted bathroom cabinet above. Ceramic tiled walls and floor with

underfloor heating. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a combi boiler serving serving water filled underfloor heating and giving instantaneous domestic hot water.

## DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED

## PARKING

The apartment has TWO allocated parking spaces. The car park is finished with a permeable block paving and the car parking spaces are clearly defined by contrasting block.

## 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 annual service charge.

Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £3575 per annum is currently levied this includes the ground rent, buildings insurance, upkeep of communal areas and window cleaning.

## NOTE

Pets are allowed if not a nuisance to other residents. Lettings are not allowed.

## LOCATION

In no other location will you find contemporary opulence combined with an esteemed location and high specification interiors. 99 Ballam Road offers eight exquisite luxury apartments constructed in 2019. Each property within this development has been carefully designed to give beautiful, spacious homes with the finest of finishes. With underfloor heating, en-suite bathrooms, and private balconies or terraces to all apartments. This particular first floor two bedroomed apartment offers space and luxury, with large covered balcony enjoying delightful views to the rear of the development. The apartment is within easy reach of Lytham's town centre and being yards from Green Drive Golf Course.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.



# Apartment 6 99 Ballam Road, Lytham

## 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)

## 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 November 2022

Apartment 6, 99, Ballam Road, Lytham St Annes, FY8 4LF



Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



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 Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>83</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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