



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Bridge Court Saltcotes Road, Lytham

- Ground Floor Purpose Built Flat
- Self Contained Entrance
- Lounge
- Kitchen
- Double Bedroom & 2nd Small Bedroom/Study
- Shower Room/WC
- Electric Heating & Double Glazing
- In Need of Modernisation
- Leasehold & EPC Rating E
- No Onward Chain

**Offers Invited £89,950**

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



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



# 1 Bridge Court Saltcotes Road, Lytham

## GROUND FLOOR

### LOUNGE

**4.06m x 3.94m (13'4 x 12'11)**

Approached through a uPVC double glazed outer door with oval obscure panel giving natural light. uPVC double glazed window with side opening light overlooks the communal front garden and Saltcotes Road. The focal point of the room is an electric coal effect fire with polished wood surround. Wall mounted electric storage heater. Television aerial lead. Corniced ceiling and centre ceiling light. Three double and one single 13 amp power points. Doors lead to the inner hall and rear hall.



### REAR HALL

Useful store cupboard contains the lagged hot water cylinder. Power and light supply. Circuit breaker fuse box. Electric meter.

### KITCHEN

**2.24m x 1.88m (7'4 x 6'2)**

Good range of eye and low level fixture cupboards and drawers with working surface incorporating a single drainer sink unit with centre mixer tap. Integrated appliances comprise: Indesit four ring electric hob with matching illuminated extractor hood over. High level Indesit electric oven and grill. Larder fridge with freezer compartment. Plumbing for automatic washer/dryer. uPVC double glazed window with side opening light overlooks the rear elevation. Part ceramic tiled walls. Two visible double 13 amp power points.



### STUDY/SMALL BEDROOM TWO

**2.13m x 1.88m (7' x 6'2)**

Second useful room ideal as a study/nursery or occasional single bedroom. uPVC double glazed window with side opening light overlooks the rear elevation. Telephone point. Television aerial lead. Wall mounted open shelves. Two double 13 amp power points. Wall mounted Glen electric panel heater.



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## INNER HALL

2.82m x 0.91m (9'3 x 3')

Useful store cupboard with open shelving and power point. Wall mounted electric panel heater.

## BEDROOM ONE

3.07m x 2.92m plus wardrobes (10'1 x 9'7 plus wardrobes)

Well appointed double bedroom with an excellent range of fitted wardrobes with hanging rails and open shelving. One double and one single 13 amp power points. Centre ceiling light. uPVC double glazed window with side opening light overlooks the front elevation.



## SHOWER ROOM/WC

1.68m x 1.65m (5'6 x 5'5)

Three piece suite comprises: step in corner shower with fitted Triton T80 electric shower over and sliding outer doors. Vanity wash hand basin with cupboard beneath and mirror over. The suite is completed by a low level WC. Part ceramic tiled walls. Ladder heated towel rail. Corniced ceiling and Vent-Axia wall mounted extractor fan. Three halogen downlights.



## ELECTRIC HEATING

The property enjoys the benefit of electric heating from a number of storage/panel heaters.

## DOUBLE GLAZING

Where previously described the windows have been replaced with uPVC DOUBLE GLAZED units.

## OUTSIDE

To the front of the flat there is a delightful enclosed communal garden approached through two wooden gates. Paved pathway leads to the front door with stone chipped and artificial grass for easy maintenance.



## 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 £15. Council Tax Band A

## LOCATION

This ground floor flat with its own private entrance is located within Bridge Court, conveniently placed on Saltcotes Road adjoining local shops and transport services and being well placed within easy reach to Lytham Centre with its excellent range of shops and town centre amenities together with 'The Green' and foreshore nearby. Internal inspection is recommended to appreciate the potential this flat has to offer. 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](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

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## 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 2023

Flat 1, Bridge Court, 9, Saltcotes Road, Lytham St Annes, FY8 4HS



Total Area: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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		
			72			
			39			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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