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## 3 Lowther Court 28 Church Road, Lytham

- 1st Floor Apartment with Distant Sea Views
- Lounge with Sun Balcony
- Kitchen with Utility Area
- Two Bedrooms
- Modern Bathroom/WC
- Gas CH & Part Double Glazing
- Garage
- In the Heart of Lytham
- Leasehold & EPC Rating C
- Viewing Recommended

**Guide Price £275,000**

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



**www.johnardern.com**



# 3 Lowther Court 28 Church Road, Lytham

## GROUND FLOOR

### PRIVATE ENTRANCE

Private self contained entrance opening to:

### ENTRANCE VESTIBULE

Approached through an outer door with inset obscure double glazed panel. Side double opening louvre doors reveal the gas and electric meters. Overhead light. Inner glazed door leads to:

### STAIRS TO FIRST FLOOR

With side hand rail.

### FIRST FLOOR

#### HALLWAY

5.33m x 1.83m max (17'6 x 6' max)

(max L shaped measurements). Nicely appointed L shaped hallway. Access to the loft space via a pull down ladder.



### LOUNGE WITH DINING AREA

4.83m min x 3.94m (15'10 min x 12'11)

Well proportioned principal reception room. UPVC double glazed oriel bay window overlooks the south facing front gardens. With a top opening light and deep display sill. Fitted vertical window blinds. Double panel radiator. Two wall light points. Corniced ceiling. Television aerial point. Telephone point. Internal door gives direct access to the adjoining kitchen. Obscure double glazed French door leads to the BALCONY.



### SUN BALCONY

Enjoying a sunny south facing aspect looking over the landscaped gardens and having distant sea views. Wrought iron balustrade and timber floor.



### KITCHEN

3.00m x 2.01m (9'10 x 6'7)

UPVC obscure double glazed window with top opening light to the rear elevation. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in roll edged work surfaces with splash back tiling. Built in appliances comprise: Fagor four ring ceramic hob. Neff illuminated extractor canopy above. Lamona electric oven and grill below. Concealed wall mounted Baxi combi gas central heating boiler. Part obscure glazed door leads to the Utility.

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## UTILITY PORCH

2.01m x 1.65m (6'7 x 5'5)

With a part glazed outer door leading to the rear external staircase giving access to the rear courtyard and garage. Plumbing facilities for a washing machine. Space for a fridge/freezer.

## BEDROOM ONE

3.66m plus reveal x 3.28m (12' plus reveal x 10'9)

Tastefully appointed principal double bedroom. UPVC double glazed window overlooks the rear of the development. Fitted vertical blinds, side and top opening lights. Telephone point. Single panel radiator. Corniced ceiling. Bank of fitted wardrobes with an inset mirrored panel.



## BEDROOM TWO

2.64m x 2.49m plus wardrobes (8'8 x 8'2 plus wardrobes)

Second delightfully decorated bedroom. Hardwood single glazed window with top opening light. Single panel radiator with display shelf above. Telephone point. Fitted double and single wardrobe.



## BATHROOM/WC

2.49m x 1.68m (8'2 x 5'6)

Two obscure single glazed windows with roller blinds. Modern three piece white suite comprises: Panelled bath with a pivoting glazed screen and a Triton T80 electric shower over. Roca pedestal wash hand basin with centre mixer tap. Roca low level WC. Inset ceiling spot lights and extractor fan. Part ceramic tiled walls. Single panel radiator.



## CENTRAL HEATING (COMBI)

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

## DOUBLE GLAZING

As previously described certain windows have been DOUBLE GLAZED.

## WALL INSULATION

The apartment has the benefit of Cavity Wall Insulation.

## OUTSIDE

To the front of Lowther Court are landscaped well maintained gardens with established trees, conifers and shrubs. The wide driveway and turning point leads down the side of the property to the rear courtyard and garaging.

## GARAGE

4.95m x 2.49m (16'3 x 8'2)

Single car brick garage No 3 with an up and over door.

## NOTE

We understand pets are allowed as long as not a nuisance to other residents. Lettings are also allowed. (Solicitors to confirm).

The carpets and blinds are included in the asking price.

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## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £900 per annum is currently levied, this includes block insurance and the ground rent. (Solicitor to confirm)

## 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 maintenance charge. Council Tax Band B.

## LOCATION

This nicely appointed two bed roomed 1st floor apartment with its own self contained entrance is located within Lowther Court, a small select development situated in the heart of Lytham within just a few minutes stroll to the tree lined local shops and town centre amenities and within a few hundred yards of Lytham Green and the Ribble Estuary. There are transport services running along Church Road leading towards both St Annes and Preston. Other local points of interest include close proximity to Lower Gardens with its formal gardens and bowling greens, tennis courts and theatre. Internal viewing is strongly recommended.

## 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)

## 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 September 2022

3, Lowther Court, 28, Church Road, Lytham, Lytham St Annes, FY8 5QN



Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup> (excluding balcony)

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

