JOHN ARDERN
"The Family Estate Agent"
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Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS

2 St Cuthberts Court 26 Church Road, Lytham

- Spacious 1st Floor purpose built apartment
- In the heart of Lytham close to Lowther Gardens & Lytham Green
- Spacious lounge with dining area leading off
- Dining kitchen
- Two double bedrooms
- Large bathroom/WC & 2nd separate WC
- Allocated garage
- Standing In landscaped south facing Ccmmunal gardens
- No onward chain
- Leasehold, Council Tax Band D & EPC Rating C

£360,000

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

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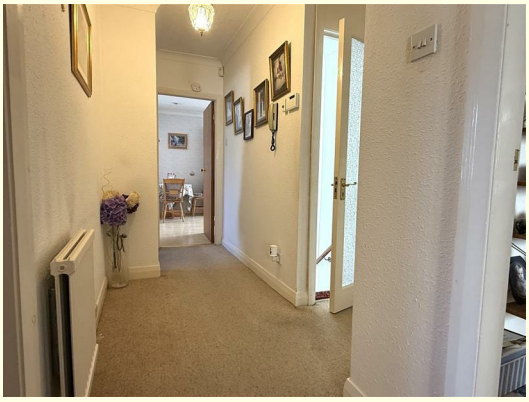
GROUND FLOOR

SIDE COMMUNAL ENTRANCE
Providing access to just two apartments. Approached through a composite outer door with an inset double glazed panel. Matching double glazed full length windows to either side providing excellent natural light. Side gas and electric meter cupboard. Overhead light. Wall mounted security entryphone hand set.

PRIVATE GROUND FLOOR ENTRANCE
UPVC inner door with inset obscure double glazed leaded panels. Additional high level UPVC double glazed window provides good natural light to the ground floor entrance and stairs. Corniced ceiling with an overhead light. Turned staircase leads to the first floor with a side hand rail. Reinforced obscure glazed door leading to the Hallway.

FIRST FLOOR

HALLWAY
4.57m x 2.34m max (15' x 7'8 max)
Spacious central Hall. Wall mounted entry phone handset. Double panel radiator. Telephone point. Corniced ceiling with a decorative rose. Access to loft space. Matching doors leading off to all rooms.



LOUNGE WITH DINING AREA
7.57m x 4.17m max (24'10 x 13'8 max)
(max L shaped measurements) Very well proportioned reception room with a Sitting Area and Separate Dining Area.

LOUNGE
To the front part of the Reception Room is a south facing Lounge with a UPVC double glazed square oriel bay window overlooking the front elevation with views along Church Road. Deep display sill, two side opening lights and fitted vertical window blinds. Corniced ceiling with a decorative ceiling rose. Television aerial point. Focal point of the room is a fireplace with a wooden display surround, raised marble hearth and matching inset supporting an electric coal effect fire. Telephone/internet point. Arch leading to the Dining Area.

DINING AREA
Feature circular UPVC double glazed window to the side elevation. Double panel radiator with a display shelf above. Corniced ceiling and centre decorative rose.

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DINING KITCHEN
4.98m x 3.25m (16'4 x 10'8)
Spacious Dining Kitchen with a UPVC double glazed window to the side aspect. Side opening light and fitted vertical blinds. Good range of eye and low level cupboards and drawers. Incorporating display shelving. Stainless steel single drainer one and a half bowl sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Smeg four ring electric ceramic hob. Bosch extractor canopy above. Bosch electric double oven and grill. Integrated fridge/freezer with a matching cupboard front. Plumbing and space for a washing machine. Wall mounted Main Eco Compact combi gas central heating boiler. Tiled walls. Wood effect laminate flooring. Double panel radiator. Corniced ceiling with inset spot lights.

BEDROOM ONE
4.27m x 3.76m (14' x 12'4)
Good sized south facing principal double bedroom. Two UPVC double glazed windows to the front elevation with top opening lights and fitted window blinds. Additional UPVC double glazed window to the side aspect providing further excellent natural light. Also with a top opening light and matching blinds. Single panel radiator. Telephone point. Range of fitted bedroom furniture comprises: Two double wardrobes with inset mirrored panels. Two single wardrobes with matching bedside drawer units and overbed storage.

BEDROOM TWO
3.05m x 3.00m (10' x 9'10)
Second double bedroom. UPVC double glazed window to the side elevation with a top opening light. Single panel radiator. Corniced ceiling and centre rose. Fitted bedroom furniture comprising two double wardrobes with inset mirrored panels. Overbed storage units and strip light.

BATHROOM/WC
3.40m x 3.15m (11'2 x 10'4)
Large five piece white bathroom suite. Tiled panelled bath with a centre mixer tap and hand held shower attachment. Step in shower cubicle with curved glazed sliding doors and a plumbed shower. Vanity wash hand basin set in a laminate display surround. Cupboard and drawers below. Matching canopied wall mirror above with lighting and a shaving point. Adjoining Bidet and a semi concealed low level WC completes the suite. Ceramic tiled walls and floor. Inset ceiling spot lights an extractor fan. Double panel radiator. Useful built in airing cupboard with pine shelving for linen storage and a single panel radiator.

SECOND WC
2.29m x 1.02m (7'6 x 3'4)
Second separate WC leading off the Hallway. UPVC obscure double glazed window to the side elevation with a top opening light, tiled display sill and fitted window blinds. Two piece white suite comprises: Roca low level WC. Roca wash hand basin with a wall mirror above. Ceramic tiled walls and floor. Two inset ceiling spot lights.

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OUTSIDE
St Cuthberts Court stands in very well maintained and attractive landscaped gardens enjoying a sunny south facing front elevation. Block paved pathways lead down either side of the development providing front pedestrian access. There is a courtyard to the rear with allocated Garages, approached through a large sliding gate from School Lane to the rear.

GARAGE
Allocated Garage (with your back to the apartments and looking at the rear gate, the Garage is 2nd along on the right hand side). With an electric up and over door.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Main Eco Compact 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

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 D

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £650 payable twice a year is currently levied. We understand this includes the Buildings Insurance. (Solicitors to confirm)

NOTE
We understand pets are allowed as long as not a nuisance to other owners. Lettings is also permitted but not short term holiday lets.

INTERNET CONNECTION
Fibre to the Cabinet Broadband is available to order. Further information can be found at https://www.openreach.com/broadband-network/fibre-availability

LOCATION
This spacious 1st floor purpose built apartment is located in a small select development of just six apartments, known as St Cuthberts Court in the heart of Lytham's Conservation area. Conveniently placed on Church Road just a very short stroll from Lytham Green with the Ribble Estuary beyond. Lytham with its superb tree lined shopping facilities and town centre amenities is close by. Lowther Gardens with its Cafe, Theatre, Padel Courts and Gardens, also a short stroll away. Standing in attractive communal landscaped south facing gardens with an allocated Garage situated to the rear. Viewing recommended to appreciate the potential this property 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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Consumer Protection from Unfair Trading Regulation
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 our their own investigations before contract. Details Prepared July 2025

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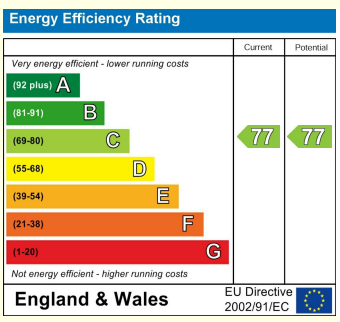

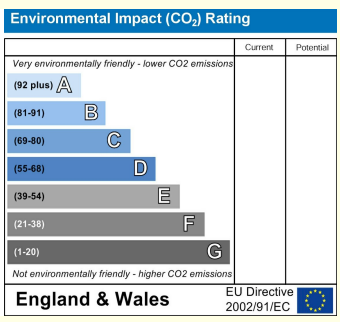

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