



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Lowood Lodge Lowther Terrace, Lytham St Annes

- Ground Floor Purpose Built Apartment
- Views Overlooking The Side Gardens
- Large Lounge with Bay Window
- Modern Dining Kitchen with Bay Window
- Two Double Bedrooms
- Two Modern Shower Rooms/WC
- Gas Central Heating & Double Glazing
- Single Car Brick Built Garage
- Leasehold, Council Tax Band D, EPC Rating

£279,950

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



www.johnardern.com



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COMMUNAL VESTIBULE ENTRANCE

With individual post boxes. Security entry phone system.

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

5.89m max x 1.73m (19'4 max x 5'8)

Nicely appointed, carpeted central hallway with panel radiator. Side hanging cloaks cupboard with electric circuit breaker fuse box. Opposite second store cupboard with open shelving. This could easily be used as a computer desk. Airing cupboard contains a 'Main' combi gas central heating boiler and having side open shelving and hanging rail.



LOUNGE

7.42m into bay x 3.58m plus entrance reveal (24'4 into bay x 11'9 plus entrance reveal)

Very nicely presented and spacious carpeted lounge with dining area in the deep bay window which overlooks the well maintained lawned side garden with flower borders and established hedging. The lounge has eight double 13 amp power points, television socket and telephone point and is wired for wall mounted television. Two double panel radiators.



KITCHEN

4.09m x 2.34m (13'5 x 7'8)

Well appointed and equipped modern kitchen with an

excellent range of wall and floor mounted cupboards and drawers, Laminate working surfaces with discreet downlighting. One & a half bowl stainless steel sink unit with chrome mixer tap. LG automatic washer/dryer and Indesit dishwasher. Further built in appliances comprise: Creda automatic gas oven and grill. Diplomat four ring gas hob. illuminated extractor hood above. Kenwood fridge & freezer. Part ceramic tiled walls. Double glazed opening windows overlook the gardens. Panel radiator.



BEDROOM ONE

4.83m x 3.28m (15'10 x 10'9)

Large principal double bedroom with deep double glazed window with two opening lights overlooks the gardens. Range of freestanding wardrobes, bedside drawer units, dressing table and further drawer units and mirror are included with the apartment. Double panel radiator.



BEDROOM TWO

3.43m plus entrance reveal x 2.67m (11'3 plus entrance reveal x 8'9)

Second double carpeted bedroom. Matching deep double glazed window with double opening lights overlooks the lawned gardens and flower beds. Double panel radiator. Range of freestanding wardrobes incorporating drawer unit and two bedside drawer units are included.



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SHOWER ROOM/WC ONE

3.43m into shower x 1.27m (11'3 into shower x 4'2)

Modern three piece white suite comprises: tiled step in shower compartment with a plumbed shower and pivoting outer door. Vanity wash hand basin set in turned laminate working surface with cupboards beneath and mirror fronted medicine cabinets above. Semi concealed low level WC. Part ceramic tiled walls. Ceiling halogen downlights. Chrome heated towel rail.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a 'main' combi boiler (installed 2012) serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units with opening lights.

OUTSIDE

Communal wide court yard with outside tap for car washing. The garage is number 3 on the left hand side. Brick built dustbin store. Lawned extremely well maintained communal gardens with flower beds and hedging.

GARAGE

5.03m x 2.46m (16'6 x 8'1)

Brick constructed garage with up & over door.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £238 per month is currently levied including the block insurance and ground rent.



SHOWER ROOM/WC TWO

1.73m x 1.68m (5'8 x 5'6)

With three piece suite comprising: Corner step in shower compartment with a plumbed shower and curved sliding outer doors. Vanity wash hand basin with drawer units beneath. Mirror fronted medicine cabinet over together with wall mounted shaving point. The suite is completed by a low level WC. Chrome heated towel rail. Ceiling halogen downlights and extractor fan.

LOCATION

This very well appointed and spacious ground floor two bedroom apartment is situated at Lowood Lodge, a development which was constructed in 1978 by R P Tyson a very well known local builder and is situated facing Lowther Gardens with its attractive tennis courts, bowling greens together with theatre and restaurant. The development is within sight of Lytham Green and the Ribble Estuary and within just a few minutes walking distance into the centre of Lytham with its well planned shopping and town centre amenities. This particular apartment has the benefit of two



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bay windows enjoying delightful Lytham views. Internal viewing recommended.

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 maintenance fee. Council Tax Band C

NOTE

We understand lettings are allowed subject to written permission from the Management Company. No pets are allowed

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

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.

VIEWING THE PROPERTY

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Digital Markets, Competition & Consumers Act 2024

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 August 2026

3 Lowood Lodge Lowther Terrace, Lytham St Annes



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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		74	77
		EU Directive 2002/91/EC	

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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