



ESTATE AGENTS • VALUER • AUCTIONEERS



6 Riversdale Lodge 37 East Beach, Lytham

- 2nd Floor Purpose Built Apartment
- Panoramic Views of Lytham Green & the Ribble Estuary
- Large Lounge with Bay Window & Dining Area
- Kitchen
- Principal En Suite Bedroom with Bay Window
- Two Further Double Bedrooms
- 2nd Modern Shower Room/WC
- Allocated Garage
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band F & EPC Rating C

£469,950

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



www.johnardern.com



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GROUND FLOOR

Steps with a side balustrade lead to a covered entrance porch with external light and inner glazed door leading to:

COMMUNAL ENTRANCE

Tastefully decorated communal porch and hallway. Wall mounted security entryphone system. Stairs and lift to all floors. Rear door giving direct access to the garaging.

SECOND FLOOR

PRIVATE ENTRANCE

HALLWAY

3.84m x 2.06m min plus reveal (12'7 x 6'9 min plus reveal)

Spacious central hallway approached through an outer door. Wall mounted entryphone handset. Panel radiator with a decorative screen. Corniced ceiling. Built in carpeted cloaks/store cupboard with an overhead light. Two further useful built in store cupboards, with shelving, overhead lights and one with a power point. Matching white doors lead off to all rooms.



LOUNGE WITH DINING AREA

7.21m into bay x 3.78m (23'8 into bay x 12'5)

Tastefully presented and spacious reception room with a walk in bay window enjoying the panoramic south facing views of Lytham Green. UPVC double glazed windows with two top opening lights and fitted roller blinds. Padded window seat below. Additional UPVC double glazed window to the side elevation with a side opening light and window blinds. Corniced ceiling. Two wall lights. Television aerial point. Two panel radiators with decorative screens. Focal point of the room is a modern fireplace with a display surround, matching raised hearth and inset supporting an electric coal effect fire.



KITCHEN

2.95m x 2.79m (9'8 x 9'2)

UPVC double glazed window to the side elevation with a side opening light and fitted roller blind. Range of eye and low level cupboards and drawers. Stainless steel one and a half bowl sink unit with a centre mixer tap. Set in laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Indesit four ring gas hob in a brushed chrome surround. Illuminated extractor canopy above. Hotpoint electric oven. Integrated microwave. Freestanding Bosch slimline dishwasher. Space for an American style fridge/freezer. Plumbing and space for a washing machine. Wall mounted Worcester combi gas central heating boiler (approx 5 years old).



BEDROOM SUITE ONE

7.34m into bay x 3.73m (24'1 into bay x 12'3)

Principal en suite bedroom with a walk in bay window enjoying the panoramic outlook to the front of the development with views of Lytham Green, the iconic Lytham Windmill and the Rubble Estuary beyond. UPVC double glazed windows with two top opening lights and window blinds. Padded window seating below. Corniced ceiling. Extensive range of fitted bedroom furniture comprises: Bank of fitted wardrobes with two inset mirrored panels. Matching bedside drawer units and an additional double wardrobe. Wide knee-hole dressing table with drawers to either side. Adjoining matching five drawer unit. Panel radiator.

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BEDROOM THREE

4.39m x 2.49m (14'5 x 8'2)

Third good sized double bedroom. UPVC double glazed window again to the rear aspect. Side opening light and fitted window blind. Single panel radiator. Corniced ceiling. Range of fitted bedroom furniture comprises: Mirror fronted double wardrobe, open display booking shelving with drawers below. Bedside drawer unit.



EN SUITE SHOWER ROOM/WC

2.79m into shower x 1.65m (9'2 into shower x 5'5)

Three piece modern white suite comprises: Full width step in shower cubicle with sliding glazed doors and a plumbed shower. Wide vanity wash hand basin with a display surround, centre mixer tap and cupboards and drawers below. Illuminated bathroom display cupboards above with inset mirrored panels. Low level WC completes the suite. Wall mounted extractor fan. Chrome heated ladder towel rail. Ceramic tiled walls and floor.



SHOWER ROOM/WC

2.31m x 1.63m (7'7 x 5'4)

UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Wide step in shower cubicle with a plumbed shower and sliding glazed door. Tiled display sill and recess. Vanity wash hand basin with a centre mixer tap. Cupboard below and wall mounted shaving socket. Low level WC. Illuminated wall mirror. Ceramic tiled walls. Wood effect ceramic tiled floor. Overhead light. Wall mounted extractor fan. Chrome heated ladder towel rail.



BEDROOM TWO

4.34m x 3.25m (14'3 x 10'8)

Second well proportioned double bedroom. UPVC double glazed window overlooks the rear of the development. Side opening light and fitted roller blind. Panel radiator set behind a decorative screen. Corniced ceiling. Two double wardrobes.



OUTSIDE

Riversdale Lodge stands in very well maintained landscaped communal gardens.

GARAGE

Allocated single car garage (number 6) approached through an up and over door.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 5 years old) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

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 Charge. Council Tax Band F

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £250 per month is currently levied which includes a contribution towards a 'sinking fund' for any unplanned works.

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NOTE

Lettings are not allowed. Pets are allowed if not a nuisance to other residents. Solicitors to confirm The carpets, curtains and blinds are included in the asking price.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

SuperFast Fibre Broadband is available.

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

A spacious 2nd floor purpose built three bedroomed apartment directly opposite Lytham Green, having superb SOUTH FACING panoramic views of Lytham Green & the Ribble Estuary beyond. Riversdale Lodge, a block of just 7 apartments was constructed by well known local builders RP Tyson and is within just a few minutes walking distance into the centre of Lytham with its tree lined shopping facilities and town centre amenities. There are local transport services and Lytham Health centre nearby. An internal inspection is strongly recommended to appreciate the accommodation this property has to offer.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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 Arden & 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.

Consumer Protection from Unfair Trading Regulation

John Arden & 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 February 2024

6, Riversdale Lodge, 37-38, East Beach, Lytham St Annes, FY8 5HX



Total Area: 110.9 m² ... 1194 ft²

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 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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