



ESTATE AGENTS • VALUER • AUCTIONEERS



## 9 Seville Court Clifton Drive, Lytham

- Impressive 1st Floor Apartment
- Stunning Sea Views
- Lounge & Dining Room
- South Facing Sun Balcony
- Modern Breakfast Kitchen
- Two Double Bedrooms
- Modern En Suite Shower/WC
- Large Modern Bathroom/WC
- Two Underground Parking Spaces & Store Room
- Leasehold & EPC Rating C

**£525,000**

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



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



## 9 Seville Court Clifton Drive, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Well kept communal entrance approached from the feature central courtyard. With lift and stairs to all floors including the basement car parking. Security entry phone system.

#### FIRST FLOOR

#### PRIVATE ENTRANCE HALLWAY



Approached through a hardwood outer door. Wall mounted entryphone handset. Panel radiator with a decorative screen. Corniced ceiling. Very useful built in cupboard with double doors and shelving. Archway leads to the inner hallway with bedrooms leading off. Obscure glazed panel door leading to the Lounge.

#### LOUNGE

21'7 x 13'8



Impressive principal reception room. Sliding aluminium framed double glazed patio doors give direct access to the Balcony with superb sea views beyond. Corniced ceiling. Two single panel radiators. Television aerial point. Three wall light points. Focal point of the room is an ornate white display fireplace with raised marble effect hearth and inset. Decorative arch and steps leading to the raised Dining Room.

#### SUN BALCONY

15'6 x 4'9



Spacious semi enclosed SOUTH FACING sun balcony enjoying panoramic views of the Ribble Estuary and towards Granny's Bay, also benefiting from beautiful sun sets to the West. Stone flagged floor. Three decorative wall lights.

#### DINING ROOM

16'8 x 10'3



Second spacious and tastefully decorated reception room. Two single panel radiators. Corniced ceiling. Being open plan to the adjoining Breakfast Kitchen.



### BREAKFAST KITCHEN

19' x 9'1



UPVC double glazed window with beautiful sea views. Side opening light and fitted roller blind. Excellent range of eye and low level fixture cupboards and drawers in an attractive pale blue gloss finish. Blanco one and a half bowl single drainer sink unit. Set in heat resistant work surfaces with ceramic splash back tiling. Matching peninsular breakfast bar. Built in appliances comprise: Zanussi four ring ceramic hob with an illuminated extractor canopy above. Zanussi electric double oven and grill. Slimline wine fridge and adjoining wine rack. Integrated fridge/freezer with matching cupboard front. Plumbing for washing machine and space for a tumble dryer. Single panel radiator. Wood strip laminate flooring. Concealed wall mounted Worcester combi gas central heating boiler.



### INNER HALLWAY

Matching wall decorations. Corniced ceiling. Built in cloaks/store cupboard with a single panel radiator.

### BEDROOM SUITE ONE

16'5 x 11'9 max



Well presented principal bedroom. Two UPVC double glazed windows overlooking the communal gardens and sea views. Both with side opening lights. Single panel radiator. Corniced ceiling. Bank of four fired double wardrobes to one wall with two inset mirrored panels. Door leading to the En Suite.



# 9 Seville Court Clifton Drive, Lytham



## EN SUITE SHOWER/WC

77 x 75



Modern three piece white bathroom suite comprises: Corner step in shower cubicle with curved sliding glazed doors. Plumbed overhead shower and additional hand held shower. Recessed tiled display shelf. Vanity wash hand basin with drawers below and centre mixer tap. Illuminated mirror above. Roca low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls. Wall mounted extractor fan. Fitted mirror fronted linen store cupboards.

## BEDROOM TWO

13'5 x 10'



Second double bedroom. UPVC double glazed picture window again benefitting from the panoramic sea views. Large side opening late. Feature external wrought iron balustrade. Corniced ceiling. Single panel radiator. Built in double wardrobe with mirrored sliding doors.

## BATHROOM/WC

12'9 x 11'5 max



Superb principal bathroom comprising a modern four piece white suite. Panelled bath with a centre mixer tap and pop up waste. Wide shower enclosure with glazed screen. Plumbed overhead Mira shower and additional hand held shower. Vanity wash hand basin with drawers below and an illuminated mirror above. Adjoining wall mounted bathroom cabinet in white gloss. Roca low level WC completes the suite. Wall mounted extractor fan. Ceramic tiled walls. Contemporary white radiator with towel rails. Number of inset ceiling spot lights. Door leading to the changing room.



### CHANGING ROOM/LINEN STORE

5'5 x 5'1



Originally designed by the builder as a Sauna, now used as a separate dressing room or could be used as a linen store room etc. Matching part ceramic tiled walls. Two inset ceiling spot lights.

### CENTRAL HEATING (COMBI)

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

### DOUBLE GLAZING

As previously described the windows have been DOUBLE GLAZED with UPVC units.

### OUTSIDE



Seville Court stands in superb well presented and spacious communal gardens with a south facing sunny aspect and having a feature central 'Spanish style' courtyard water fountain.

There is a visitor car parking area with spaces for 8 cars.



### COMMUNAL UNDERGROUND CAR PARKING

A car parking space with space for two cars parked in tandem is allocated to the apartment. The garage is approached through an electric up & over doors and side pedestrian door. Internal door gives access to the apartments with lift to all floors. Communal refuse store room.

### STORE ROOM

7'5 x 5'6

Adjacent to the parking space is an allocated store room (Number 9) providing a very useful storage area, ideal for suitcases, Christmas decorations, bikes etc. With a light.

### MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £525 per quarter is currently levied. The annual Buildings Insurance was £434.83 (2022/2023).

### TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 980 years subject to an annual ground rent of £75. Council Tax Band E.

### NOTE

We understand lettings are allowed (not holiday lets) and pets are allowed as long as not a nuisance to other residents. (Solicitors to confirm).

### LOCATION



This superbly appointed and spacious two bedroomed 1st floor purpose built apartment is located within this prestigious development of 'Spanish style' apartments known as 'Seville Court'. Situated on the corner of Ansdell Road South and Inner Promenade, conveniently placed close to Ansdell's shopping facilities on Woodlands Road and having FAIRHAVEN LAKE with its leisure and sporting attractions nearby. There are transport services running adjacent leading directly into Lytham and St Annes centres. Lytham with its comprehensive facilities, town centre amenities and cafe culture is within a short 20 minute stroll. An internal viewing is strongly recommended to appreciate the accommodation this apartment has to offer together with a spacious covered south facing sun balcony enjoying panoramic SEA VIEWS.

### VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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## 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](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 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](http://www.guildproperty.co.uk).

## PROPERTY MISDESCRIPTION ACT

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 April 2023

9, Seville Court, 22, Clifton Drive, Lytham St Annes, FY8 5RG



Total Area: 124.8 m<sup>2</sup> ... 1343 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		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			
England & Wales		EU Directive 2002/91/EC	80	83	England & Wales		EU Directive 2002/91/EC



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