



ESTATE AGENTS • VALUER • AUCTIONEERS



1 Pleasant Court Pleasant Street, Lytham

- 1st Floor Apartment in the Heart of Lytham
- Large Lounge with Dining Area
- Kitchen & Utility Room
- Two Bedrooms
- En Suite Shower/WC
- Bathroom/WC
- Space in the Underground Communal Garage
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold & EPC Rating D

£225,000

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



www.johnardern.com



1 Pleasant Court Pleasant Street, Lytham

GROUND FLOOR

COMMUNAL ENTRANCE

With video entry phone system. Lift and stairs to all floors.

FIRST FLOOR

SELF CONTAINED ENTRANCE

With overhead light. Door leading to the inner hallway.

HALLWAY

9.37m x 0.99m (30'9 x 3'3)

Two slimline Dimplex electric heaters. Wall mounted video entry phone handset.

LOUNGE WITH DINING AREA

5.79m x 4.90m (19' x 16'1)

Very spacious reception room with feature walk in 'turret' bay with double glazed windows overlooking the rear of the development towards Park Street. Two further double glazed windows with lower opening lights. Television aerial point. Telephone point. Two Dimplex slimline electric heaters. Door leads off to the Kitchen.



KITCHEN

2.64m x 2.31m (8'8 x 7'7)

Double glazed window to the rear elevation with lower opening light. Range of eye and low level fixture cupboards and drawers. One and a half bowl single drainer sink unit with centre mixer tap. Set in heat resistant work surfaces with matching splash back. Built in appliances comprise: Schott Ceramic four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. Indesit electric oven and grill below. Indesit integrated fridge/freezer and dishwasher, both with matching cupboard fronts. Creda kickspace electric heater.



UTILITY ROOM

1.60m x 1.57m (5'3 x 5'2)

Very useful separate Utility. Matching eye and low level cupboards. Stainless steel single drainer sink unit in laminate working surfaces with matching splash back. Plumbing for washing machine. Dimplex slimline electric heater.

BEDROOM ONE

3.51m x 3.51m plus door reveal (11'6 x 11'6 plus door reveal)

Principal double bedroom. Double glazed window to the rear elevation with lower opening light. Dimplex slimline electric heater. Built in airing cupboard houses an insulated hot water cylinder. Telephone point. Door leads to the inner closet space.

WALK THROUGH CLOSET

1.83m x 0.99m (6' x 3'3)

Further door leads to:

EN SUITE SHOWER ROOM/WC

1.83m x 1.17m (6'0 x 3'10)

Three piece white suite comprises: Step in shower cubicle with glazed sliding doors. Roca low level WC and pedestal wash hand basin. Heated towel rail. Ceiling extractor fan. Ceramic tiled walls and floor.

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BEDROOM TWO

3.35m x 2.64m plus door reveal (11' x 8'8 plus door reveal)
Second double bedroom. Double glazed windows with lower opening lights to the side and rear elevations. Dimplex slimline electric heater.

BATHROOM/WC

2.16m x 1.83m (7'1 x 6')
Three piece white suite comprises: Panelled bath with centre mixer tap and overbath shower attachment. Glazed shower screen. Roca pedestal wash hand basin. Roca low level WC completes the suite. Heated towel rail. Ceramic tiled walls and floor.



ELECTRIC HEATING

The property enjoys the benefit of Economy 7 electric heating from various Dimplex wall mounted convector heaters where described together with domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

GARAGING

There is an under ground car parking space approached through an electrically operated roller door off North Clifton Street.

LOCATION

This 1st floor two bed roomed apartment is located within a small development of just eight apartments. Situated in the heart of Lytham centre adjoining the comprehensive shopping facilities and amenities and being only yards from Lytham Green with the Ribble Estuary beyond. The apartment offers spacious accommodation with the benefit of under ground garaging and a great town centre position. No onward chain.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent £350. Council Tax Band D (Solicitor to confirm)

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £515.81 per quarter is currently levied. Solicitors to confirm.

NOTE

We understand lets are allowed (not holiday lets).

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

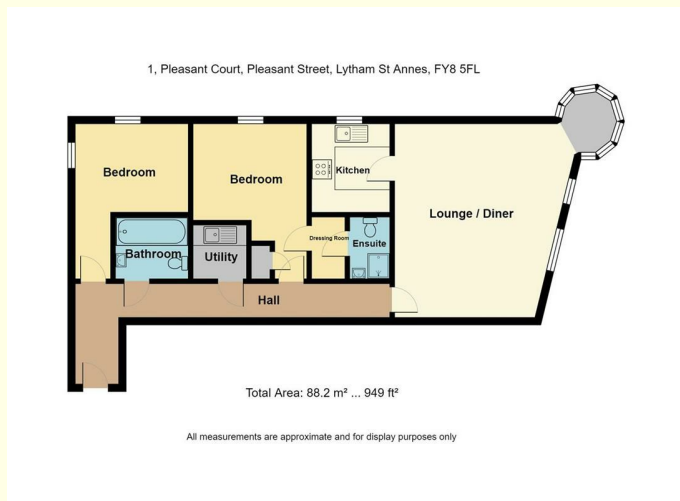
THE GUILD

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.

PROPERTY MISDESCRIPTION ACT

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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 October 2022



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	75	England & Wales		EU Directive 2002/91/EC	



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