



ESTATE AGENTS • VALUER • AUCTIONEERS



## 1 Riversdale Lodge 37 East Beach, Lytham

- Ground Floor Purpose Built Apartment
- Elevated Views of Lytham Green
- Spacious Lounge & Kitchen
- Three Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Gas Central Heating & Double Glazing
- Allocated Garage
- EPC Rating D
- Leasehold & Council Tax Band E
- No Onward Chain

**Offers Over £425,000**

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



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



# 1 Riversdale Lodge 37 East Beach, Lytham

## 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.

## PRIVATE ENTRANCE

## HALLWAY

3.76m x 3.10m maximum (12'4 x 10'2 maximum)

Spacious central hall. Single panel radiator with a display shelf above. Wall mounted entryphone handset. Corniced ceiling. Wall mounted room thermostat. Built in linen store cupboard with an overhead light and pine shelving. Adjoining built in cloaks/store cupboard with hanging rail and shelving.

## LOUNGE WITH DINING AREA

7.24m into bay x 3.78m (23'9 into bay x 12'5)

Spacious principal reception room. Walk in bay window enjoys elevated views to the front aspect with Lytham Green beyond. UPVC double glazed windows with two opening lights. Additional full length double glazed window to the side elevation provides further excellent natural light. Side opening light. Corniced ceiling. Single panel radiator with a display shelf above. Two wall lights. Television aerial point. Focal point of the room is a fireplace with a detailed surround, with a raised display hearth supporting an electric fire.



## KITCHEN

2.95m x 2.82m (9'8 x 9'3)

UPVC double glazed window overlooks the side elevation with a side opening light.

Range of eye and low level fixture cupboards and drawers. Incorporating a wine rack. Stainless steel one and a half bowl single drainer sink unit set in roll edged working surfaces and splash back tiling. Concealed pull out breakfast bar. Hotpoint slide in cooker with a four ring hob and electric oven and grill below. Phillips illuminated extractor hood above. Plumbing and space for both a washing machine and slimline dishwasher. Space for a fridge/freezer. Floor mounted concealed Worcester Greenstar combi gas central heating boiler. Corniced ceiling.



## BEDROOM ONE

7.37m into bay x 2.79m (24'2 into bay x 9'2)

Well proportioned principal en suite double bedroom. UPVC double glazed bay window enjoys the views to the front aspect. Two top opening lights. Corniced ceiling. Single panel radiator. Bank of four fitted double wardrobes with inset mirrored panels. Overbed storage units and matching bedside drawer units.



## EN SUITE SHOWER/WC

1.75m x 1.65m (5'9 x 5'5)

Modern three piece white bathroom suite comprises: Step in shower cubicle with a pivoting glazed door and a plumbed shower. Vanity wash hand basin with drawers below and an illuminated wall mirror above. Rak Ceramics low level WC completes the suite. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights. Wall mounted extractor fan.

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## BATHROOM/WC

2.82m max into reveal x 1.63m (9'3 max into reveal x 5'4)

UPVC obscure double glazed window to the side elevation. Top opening light. Three piece suite comprises: Corner panelled bath with a centre mixer tap and hand held shower attachment. Pedestal wash hand basin. Glass display shelf, wall mirror and canopied lighting above. Low level WC. Wall mounted shaving socket. Mirror fronted bathroom cabinet. Single panel radiator. Ceramic tiled walls. (Note: we understand there is a trap door in the bathroom floor, this has not been inspected).



## BEDROOM TWO

4.32m x 3.28m (14'2 x 10'9)

Second good sized double bedroom, currently furnished as a separate Dining Room. UPVC double glazed window overlooks the rear of the development with a side opening light. Panel radiator with a decorative screen. Corniced ceiling. Television aerial point.



## OUTSIDE

Riversdale Lodge stands in very well maintained landscaped communal gardens.

## GARAGE

(Number 1). Single car garage approached through an up and over door.

## 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

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 Maintenance Charge . Council Tax Band E

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £200 per month is currently levied.

## NOTE

Lettings are not allowed. Pets are allowed if not a nuisance to other residents. Solicitors to confirm

## 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

This ground floor purpose built three bedroomed apartment offers spacious accommodation and enjoys an enviable location directly opposite Lytham Green, having elevated SOUTH FACING views. 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 potential this property has to offer. No onward chain.

## BEDROOM THREE

4.34m x 2.49m (14'3 x 8'2)

Third double bedroom. With a UPVC double glazed window overlooking the rear elevation, with a side opening light. Single panel radiator. Corniced ceiling. Fitted double and single wardrobes with storage above.



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

## 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 out their own investigations before contract. Details Prepared December 2023

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



Total Area: 102.9 m<sup>2</sup> ... 1108 ft<sup>2</sup>

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	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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