



ESTATE AGENTS • VALUER • AUCTIONEERS



## 16 Bridge Court 9 Saltcotes Road, Lytham

- 1st Floor Purpose Built Flat
- In Need of Modernisation
- Spacious Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Garage
- Electric Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band B, EPC Rating C

**£89,950**

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



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



## 16 Bridge Court 9 Saltcotes Road, Lytham

### GROUND FLOOR COMMUNAL ENTRANCE

Communal hallway approached through double opening outer doors. Open tread stairs to all floors (no lift). Individual post boxes.

### 1ST FLOOR

#### SHARED BALCONY ENTRANCE

Balcony entrance serving two flats. Wall light.

#### PRIVATE HALLWAY

4.11m 0.79m (13'6" 2'7")

Approached through a hardwood outer door with an inset glazed panel. Laminate wood effect flooring. Doors leading off to the Kitchen and Lounge.

#### DINING KITCHEN

4.11m x 2.54m (13'6" x 8'4")

UPVC double glazed window overlooks the rear courtyard entrance to Bridge Court. Side opening light. Eye and low level cupboards and drawers. Display shelving. Stainless steel single drainer sink unit set in laminate working surfaces with splash back tiling. Built in appliances comprise: CDA four ring electric hob. Necht extractor canopy above. Lamona electric oven and grill. Plumbing for a washing machine. Space for a fridge/freezer. Ceiling mounted strip light. Electric meter.



#### LOUNGE

6.17m x 3.53m (20'3" x 11'7")

Well proportioned reception room. Double glazed window to the side elevation with a side opening light. Telephone point. Television aerial point. Matching laminate wood effect flooring. Wall mounted slimline electric heater with an integral programmer control. Door leads to the inner Hall.



#### INNER HALL

2.24m x 0.86m (7'4" x 2'10")

Laminate wood effect flooring. Doors lead off to the Bedrooms and Bathroom.

#### BEDROOM ONE

4.27m x 3.51m (14' x 11'6")

Double principal bedroom. Double glazed window overlooks the rear courtyard entrance. Side opening light. Matching laminate wood effect flooring. Creda night storage heater.

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## BEDROOM TWO

**3.68m x 3.48m (12'1 x 11'5)**

Second double bedroom. Double glazed window to the side elevation. Side opening light. Television aerial point. Matching laminate wood effect flooring. Electric heater.



## BATHROOM/WC

**2.26m x 2.21m (7'5 x 7'3)**

Three piece white suite. Panelled bath with a centre mixer tap, pivoting glazed shower screen and electric over bath shower. Pedestal wash hand basin. Low level WC. Wall mounted hot water cylinder.



## GARAGE

To the rear of Bridge Court this apartment has an allocated Garage (3rd garage along from the left).

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## ELECTRIC HEATING

The flat has electric heating as previously described.

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £15. Council Tax Band B

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £75 per month is currently levied. We are aware of works to communal areas which are needed, future purchasers will need to be aware of this.

## NOTE

We understand lettings and pets are allowed. Solicitor to confirm.

## LOCATION

This 1st floor two bedroomed flat is located within Bridge Court, conveniently placed on Saltcotes Road adjoining local shops and transport services and being well placed within easy reach to Lytham Centre with its excellent range of shops and town centre amenities together with 'The Green' and foreshore nearby. Internal inspection is recommended to appreciate the potential this flat has to offer. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

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## 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)

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## 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 January 2024

Flat 16, Bridge Court, 9, Saltcotes Road, Lytham St Annes, FY8 4HS



Total Area: 75.5 m<sup>2</sup> ... 813 ft<sup>2</sup>

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

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Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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		71	England & Wales		83
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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