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5 Estuary View Victory Boulevard, Lytham

- Spacious 1st Floor Purpose Built Apartment
- Stunning Panoramic Views Across the Ribble Estuary
- Open Plan Living/Dining Kitchen
- Good Sized Sun Balcony
- Principal Bedroom with a Large En Suite Bathroom/WC
- 2nd Double Bedroom with an En Suite Shower/WC
- Double Glazing & Electric Underfloor Heating
- Garage & Allocated Parking Space
- Leasehold, Council Tax Band E & EPC Rating C
- Viewing Essential & No Onward Chain

£525,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Very nicely decorated communal entrance with security entry phone system. Lift and stairs to all floors. Individual post boxes.



FIRST FLOOR LANDING

Serving just three apartments with a built in communal cupboard housing their water meters.

PRIVATE ENTRANCE

HALLWAY

5.23m x 2.24m max (17'2 x 7'4 max)

(max L shaped measurements) Approached through a contemporary door. Two overhead lights. Newly fitted carpets throughout. Electric underfloor heating with a wall mounted room thermostat. Built in cloaks/store cupboard with a wall light houses a Heatrae Sadia electric boiler and water cylinder. Matching doors leading off.

OPEN PLAN LIVING/DINING KITCHEN

8.59m x 4.98m max (28'2 x 16'4 max)

Very well proportioned open plan reception room. Sliding double glazed patio doors overlook and give direct access to the sun balcony, enjoying the beautiful views beyond. Television/satellite aerial points. Telephone point. Newly fitted carpets with electric underfloor heating. Wall mounted programmer control. Number of inset ceiling spot lights. Additional UPVC double glazed opening window to the side elevation. Fitted roman blinds. Being open plan to the adjoining Dining Kitchen.



BALCONY

3.48m x 1.73m (11'5 x 5'8)

Good sized covered and decked balcony enjoying a sunny aspect with stunning, ever changing views across the Ribble Estuary. Contemporary glazed balustrade. External wall light.



KITCHEN AREA

UPVC double glazed window overlooks the side courtyard with a side opening light and fitted window blinds. Excellent range of eye and low level fixture cupboards and drawers. Blanco one and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with matching splash back and concealed downlighting. Built in appliances comprise: AEG four ring induction hob with a brushed chrome splash back and illuminated extractor canopy above. AEG electric oven and grill. AEG combination microwave oven. Electrolux integrated dishwasher and washer/dryer, both with matching cupboard fronts. Electrolux integrated fridge/freezer. Good sized peninsular breakfast bar/dining area with further cupboards and drawers to the side. Ceramic tiled floor with underfloor heating. Inset ceiling spot lights.

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BEDROOM SUITE ONE

4.45m x 3.23m (14'7 x 10'7)

UPVC double glazed window overlooks the rear of the development, with the beautiful Estuary views. Two side opening lights. Television aerial point. Overhead light and overbed inset ceiling spot lights. Newly carpeted with underfloor heating. Wall mounted programmer control. Telephone point. Bank of fitted wardrobes to one wall with sliding doors and inset mirrored panels. Door leading to the En Suite.



EN SUITE SHOWER/WC

2.59m x 1.14m (8'6 x 3'9)

Modern three piece white suite comprises: Full width shower cubicle with sliding glazed doors and a plumbed shower. Sottini wall hung wash hand basin with a centre mixer tap. Wall mirror above with a tiled display sill. Wall mounted shaving point. Sottini low level WC. Three inset ceiling spot lights and extractor fan. Ceramic tiled floor with underfloor heating. Chrome heated towel rail.

EN SUITE BATHROOM/WC

3.53m x 1.91m (11'7 x 6'3)

Spacious en suite bathroom with an additional door leading to the Hallway. Modern four piece white suite comprises: Panelled bath with a centre mixer tap. Wide step in shower cubicle with sliding glazed doors and a plumbed shower. Sottini wall hung wash hand basin with a centre mixer tap. Fixed wall mirror above with a tiled display sill. Wall mounted shaving point. Low level WC completes the suite. Part ceramic tiled walls. Polished tiled floor with underfloor heating. Wall mounted heating control panel. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.



BEDROOM SUITE TWO

4.80m into door reveal x 3.15m (15'9 into door reveal x 10'4)

Second double bedroom. UPVC double glazed window overlooks the side of the development. Two side opening lights. Bank of fitted wardrobes to one wall with sliding doors and inset mirrored panels. Newly fitted carpet with underfloor heating. Door to the En Suite.

GARAGE & PARKING

The apartment has an allocated numbered GARAGE (5) approached through an up and over door. Power and light connected. The apartment also has an additional allocated parking space. There are also a number of additional visitor car parking spaces. Communal bike store. Communal bin stores.

ELECTRIC HEATING

The property enjoys the benefit of electric water filled underfloor heating from a Heatrae Sadia electric boiler, with individual room thermostats.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 250 years subject to an annual ground rent of £150. Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2113.19 is currently levied (2023). This includes the Buildings Insurance.

NOTE

We understand the flats can be let out and that pets are allowed with prior consent from the Management Company and as long as not a nuisance to other residents.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

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LOCATION

This impressive 1st floor two bedroomed apartment located on the very popular Lytham Quays development, boasts stunning panoramic views looking across the Ribble Estuary. Constructed in 2014 by Redrow, Estuary View is conveniently situated within easy walking distance to LYTHAM GREEN and approx 10 minutes from the centre of Lytham with it's well planned shopping facilities and town centre amenities. An internal viewing is strongly recommended to appreciate the spacious accommodation this apartment has to offer together with its good sized covered sun balcony. No onward chain.



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

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 May 2024

5, Estuary View, Victory Boulevard, Lytham St Annes, FY8 5TU



Total Area: 94.3 m² ... 1016 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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 75	England & Wales	EU Directive 2002/91/EC	



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