



ESTATE AGENTS • VALUER • AUCTIONEERS



## 34 The Lodge Dunlin Drive, Lytham

- Spacious 1st Floor Purpose Built Apartment
- Own Self Contained Ground Floor Entrance
- Stairs to 1st Floor Hallway & Utility Room
- Lounge with Sun Balcony
- Fitted Kitchen, Garden Room & Dining Room
- Two Double Bedrooms, En Suite Shower Room & Bathroom/WC
- Fitted Study/Bedroom Three
- Gas Central Heating & Double Glazing
- Garage & Parking Space
- Leasehold, Council Tax Band F & EPC Rating C

**£345,000**

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



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





## 34 The Lodge Dunlin Drive, Lytham

### GROUND FLOOR

#### PRIVATE SELF CONTAINED ENTRANCE

Approached through an outer door with two double glazed obscure panels. Wide staircase with hand rail (no lift) leading to the first floor.

#### HALLWAY

22' x 16'8



(maximum 'L' shaped measurements) Spindled balustrade. Double glazed window overlooks the front court yard. Double panel radiator. Cloaks/store cupboard with open shelving containing the Main gas central heating boiler. Ceramic tiled floor. Wall mounted video entry phone handset. Further storage cupboard with open shelving.

#### UTILITY ROOM

6'6 x 5'5

With ceramic tiled floor. Turned laminate working surface. Plumbing facilities for automatic washing machine. Part tiled walls. Ceiling mounted extractor fan. Access to loft.

#### LOUNGE

19'2 x 15'



Spacious well appointed principal reception room with three matching

double glazed windows with top opening lights enjoy delightful views looking over the gardens with maturing trees and enjoying sunny position. The focal point of the room is a modern stone fireplace with matching over mantle and hearth and having an electric coal effect fire. The room has two double panel radiators. Corniced ceiling and fitted wall lights. Double opening doors give access to the sun balcony.



#### SUN BALCONY

7'5 x 7'5



With ceramic tiled floor and wrought iron balustrade. Two outside coach lights. The balcony enjoys a very pleasant view of the communal lawned gardens with maturing shrub and tree borders and the balcony enjoys afternoon and evening sun light.

## KITCHEN WITH GARDEN ROOM

26'9 x 11'4 max



Extremely well fitted kitchen with a range of wide wall and floor mounted cupboards and drawers. Turned laminate working surfaces. Inset one & a half bowl stainless steel sink unit with chrome mixer tap. Plumbing facilities for automatic dishwasher. Built in AEG appliances comprise: Automatic electric double oven. Microwave oven above. Four ring gas hob. Illuminated extractor hood over. Part ceramic tiled walls. Corniced ceiling with halogen downlights. The garden room has two panel radiators. Double glazed window with top opening light overlooks the rear communal gardens with mature trees beyond. Two integral arched single glazed windows look through to the dining room.



## DINING ROOM

14'6 x 8'6



Delightful second reception room with two double glazed windows with top opening lights overlooking the side and rear elevations. Double panel radiator. Accessed from both the kitchen and double bevel edged glazed doors to the main lounge. Corniced ceiling.



# 34 The Lodge Dunlin Drive, Lytham



## BEDROOM SUITE ONE

15'3 x 12'4 plus wardrobes



Spacious principal double bedroom with two matching double glazed windows with top opening lights overlook the rear communal grounds with mature trees and open fields beyond. The bedroom has an excellent fitted range by Strachan in cream on one wall with central mirror fronted doors incorporating a four drawer pull-out shoe section and an integral door mirror. Matching bedside drawer units and a free standing dressing table. Corniced ceiling. Double panel radiator. Television aerial point.

## WALK THROUGH DRESSING ROOM

5'2 x 4' plus wardrobe



Fitted fixture wardrobe with double doors and matching cupboards above. Side wall mirror with canopy downlighting and shaving point.

## EN SUITE SHOWER ROOM/WC

7'3 x 7'2



With ceramic floor and wall tiles. Three piece modern suite comprises: vanity wash hand basin with chrome mixer tap and cupboards beneath. Wall cabinet above with double mirrored doors. Step in tiled shower compartment with a plumbed shower and sliding outer door. The suite is completed by a semi concealed low level WC with turned laminate display shelf above and fixture cupboards and further mirror fronted wall cabinet. Chrome heated ladder towel rail. Ceiling extractor fan and halogen downlights.

## BEDROOM TWO

14'9 x 9' plus wardrobes



Second well proportioned double bedroom with double glazed window with top opening light overlooks the communal gardens. Extensive fitted wardrobe range with canopied halogen downlights and side drawer units and open display. Television aerial point. Corniced ceiling.

## STUDY/SINGLE BEDROOM THREE

9'3 x 6'8

At present furnished as a study with fitted drawer units and working surfaces but was originally intended as a single bedroom. Double glazed window with top opening light. Panel radiator.

## BATHROOM/WC

7'4 x 6'8



With ceramic floor and part wall tiles. Three piece replacement suite comprises: panelled bath with chrome mixer tap and wall mounted plumbed shower and pivoting screen. Combined vanity wash hand basin with chrome mixer tap and cupboard beneath and adjoining semi concealed low level WC. Mirror fronted medicine cabinet. Chrome heated ladder towel rail. Ceiling extractor fan and halogen downlights.

## DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED units.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Main boiler in the cloaks cupboard serving panel radiators and domestic hot water.

## OUTSIDE



The Lodge stands within beautifully maintained communal gardens of lawns, mature trees, flower and shrub borders. Communal car wash area and visitor parking. Communal refuse and recycling rooms.

## GARAGE & PARKING

Directly outside of the apartment there is an allocated single car parking space. Single car GARAGE (last garage on the right as you walk down to the visitor parking area) passes with the apartment with electric up and over door. Light and power supplies connected.

## LOCATION

This tastefully appointed and well planned 1st floor two/three bedroom apartment is situated within the gated development know as 'The Lodge' on Cypress Point. Occupying a corner position with views over landscaped gardens and side rural views and this particular apartment benefits from it's own front door. 'The Lodge' has been designed as an oasis within the Cypress Point development having it's own secure wrought iron gates and matching perimeter fencing. The development is conveniently placed lying between both Lytham and St Annes principal shopping facilities and town centre amenities and convenient for local golf courses, and is within easy access to the M55 Motorway. An internal viewing is strongly recommended.

## 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 £190. Council Tax Band F

## MAINTENANCE

A management company for The Lodge has been formed to administer and control outgoing expenses to common parts. A figure of £2560.08 per year is currently levied. There is also a Cypress Point annual charge which is £556.

## NB

We understand from the vendor pets are allowed at 34 The Lodge.

## 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>

## 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](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).

## Consumer Protection from Unfair Trading Regulation

## 34 The Lodge Dunlin Drive, Lytham

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 June 2024

34, The Lodge, Dunlin Drive, Lytham St Annes, FY8 4FJ



Total Area: 154.1 m<sup>2</sup> ... 1658 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>73</b>		<b>77</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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