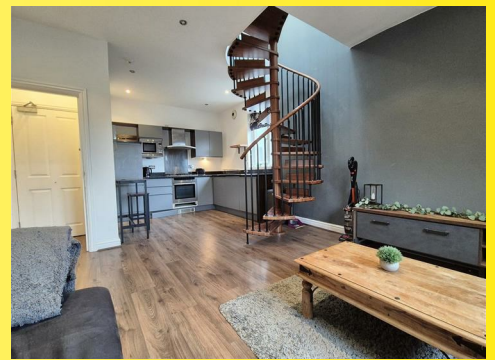




ESTATE AGENTS • VALUER • AUCTIONEERS



## Flat 3 37 Cecil Street, Lytham

- 1st & 2nd Floor Converted Duplex Apartment
- 1st Floor Lounge with Spiral Staircase to the 2nd Floor
- Adjoining Open Plan Fitted Kitchen
- Two 2nd Floor Bedrooms
- Shower Room/WC with Access from both Bedrooms
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- No Onward Chain
- In the Heart of Lytham
- Leasehold, Council Tax Band A, EPC Rating C

**£175,000**

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



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



## Flat 3 37 Cecil Street, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Attractive covered entrance with four stone steps and having a tiled floor. Wall mounted video entry phone security system. Door leads to the spacious communal hallway with a side meter cupboard and staircase leading off to the first and second floors.

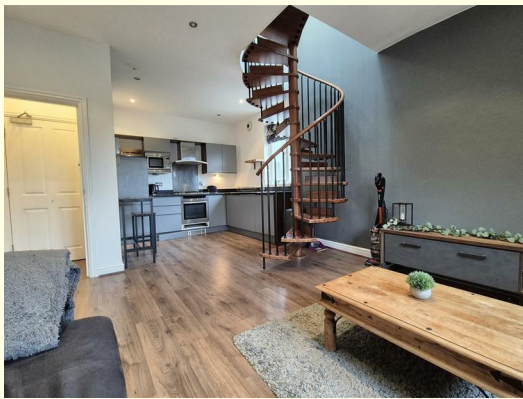
#### FIRST FLOOR

##### PRIVATE ENTRANCE

Private self-contained entrance approached through a white panelled door. Laminate wood effect flooring. Wall mounted fusebox. Overhead light. Inner white panelled door leading to:

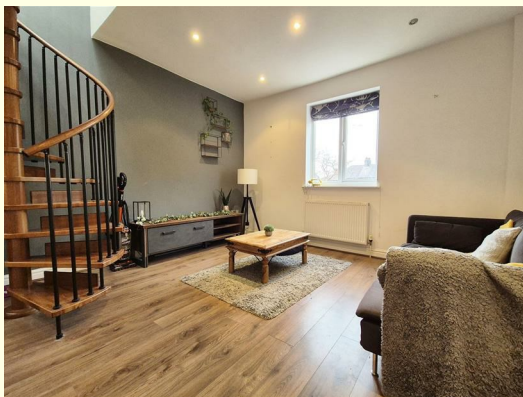
##### OPEN PLAN LIVING/DINING KITCHEN

6.55m x 4.01m (21'6 x 13'2)



##### LIVING AREA

To the Living area is a UPVC double glazed window with a side opening light overlooking the rear elevation. A turned spiral staircase with hardwood treads leads to the 2nd floor bedroom accommodation. Double and single panel radiators. Telephone and television aerial socket. Inset ceiling spotlights. Matching wood effect laminate flooring.



##### KITCHEN AREA

To the adjoining open plan Kitchen area is a UPVC double glazed window overlooking the side aspect with a side opening light. Range of eye and low level fixture cupboards and drawers. Inset one and a half

bowl single drainer stainless steel sink unit with mixer taps set in laminate working surfaces with concealed downlighting. The built in appliances comprise: Electric oven and grill. Neff five ring gas hob with matching stainless steel splash back and illuminated extractor hood above. Neff microwave oven. Electrolux integrated dishwasher and Electrolux washing machine, both with matching cupboard fronts. Integrated fridge and adjoining freezer. Wall mounted extractor fan. Wall mounted video entry phone handset. Matching wood effect laminate flooring. Inset ceiling spot lights. Kickspace electric heater.



##### SECOND FLOOR LANDING

Approached from the previously described spiral staircase leading to the central upper landing. Velux pivoting double glazed rooflight provides good natural light. Side wall light and inset ceiling spotlight. White panelled doors lead off.



##### BEDROOM ONE

4.06m x 2.95m max (13'4 x 9'8 max)

(max L shaped measurements) Principal double bedroom. UPVC double glazed window overlooks the side elevation. Curved single panel radiator. Television aerial socket. Wood effect laminate flooring. Double opening doors give access to a en-suite Shower room/WC. White panelled rear emergency door leading directly on to the 2nd floor communal landing.

# Flat 3 37 Cecil Street, Lytham



## BEDROOM TWO/STUDY

4.04m x 2.46m (13'3 x 8'1)

UPVC double glazed window overlooks the rear elevation. Additional Velux double glazed pivoting roof light. Double panel radiator. Telephone point. Television aerial socket. Built in cupboard house an Alpha combi gas central heating boiler. Wood effect laminate flooring. Double opening doors also give access to shared En Suite Shower Room/WC.



## EN SUITE SHOWER ROOM/WC

2.39m x 1.37m (7'10 x 4'6)

Three piece white suite comprises: - Tiled step in corner shower compartment with a plumbed overhead shower with additional hand held shower attachment. Sliding curved outer doors. Vanity wash hand basin with chrome mixer taps and a wall mounted shaving socket with cupboard beneath. The suite is completed by a Roca low level wc. Double panel radiator. Access to loft. Three inset ceiling spotlights and extractor fan. Ceramic floor and part tiled walls. As previously described, matching double doors lead off to both Bedrooms.



## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from an Alpha combi boiler in Bedroom Two serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED.

## OUTSIDE/PARKING

Communal front garden laid with stone chippings and paved pathways. External gas meters. There is an allocated car parking space to the rear of the development passing with Flat 3 (Solicitor to confirm).

## TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 125 years subject to an annual ground rent included in the service charge (solicitor to confirm). Council Tax Band A

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £117.54 per month is currently levied. We understand this includes the Ground Rent and Buildings Insurance (solicitor to confirm).

# Flat 3 37 Cecil Street, Lytham

## NOTE

We understand lettings and pets are allowed if not a nuisance to other residents (Solicitor to confirm).

## LOCATION

This unique two bedroomed duplex apartment, is located on the 1st & 2nd floor to the rear of this period Victorian house, which has been converted into four apartments together with a rear bungalow, situated in the cul-de-sac end of Cecil Street. Within yards of Lytham town centre with its charming tree lined shopping facilities town centre amenities, bars and restaurants. Including excellent transport links to outlying areas and being close to Lytham Green. No onward chain.

## INTERNET CONNECTION/MOBILE PHONE SIGNAL

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

## 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

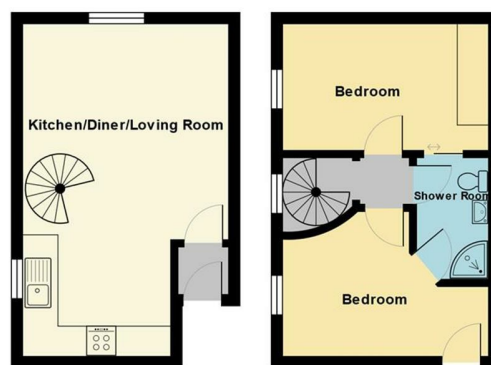
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated 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 March 2024

### Flat 3, 37, Cecil Street, Lytham St Annes, FY8 5NN



Total Area: 51.5 m<sup>2</sup> ... 554 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

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

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	EU Directive 2002/91/EC	69	74	England & Wales	EU Directive 2002/91/EC



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.