



ESTATE AGENTS • VALUER • AUCTIONEERS



2 Edwardian Court 203 Inner Promenade, Lytham St. Annes

- Superbly Presented Ground Floor Apartment
- Lounge with Dining Area
- Fitted Kitchen
- Two Double Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Allocated Car Parking Space
- Gas Central Heating & Double Glazing
- Being Yards from Fairhaven Lake & the Beach
- Furniture Available by Separate Negotiation, No Onward Chain
- Leasehold, Council Tax Band E, EPC Rating C

Offers In The Region Of £360,000

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



www.johnardern.com



2 Edwardian Court 203 Inner Promenade, Lytham St. Annes

GROUND FLOOR

Side entrance approached from St Pauls Avenue.

COMMUNAL ENTRANCE HALLWAY

Central Hallway with a video security entry phone system. Stairs and lift lead off to the other floors.

PRIVATE ENTRANCE

1.40m x 1.35m (4'7 x 4'5)

Inner private Vestibule approached through a white panelled door from the Communal Hall. Corniced ceiling with an overhead light. Tiled wood effect flooring. Inner reinforced part glazed door leading to the Hallway.



HALLWAY

6.53m x 2.21m max (21'5 x 7'3 max)

(Max L shaped measurements) Nicely presented Hallway. Wall mounted Video entryphone handset. Corniced ceiling. Two wall lights. Contemporary panel radiator. Wall mounted central heating programmer control. White panelled doors lead off to all rooms.

LOUNGE WITH DINING AREA

5.72m into bay x 4.29m (18'9 into bay x 14'1)

Well proportioned reception room. Walk in double glazed bay window overlooks the side communal gardens with St Pauls Avenue and AKS beyond. Five opening lights and fitted window blinds. Matching contemporary double panel radiator below. Additional double panel radiator on the inner wall. Corniced ceiling. Television and satellite aerial points. Telephone point. Two wall lights. Focal point of the room is a fireplace with white display surround, raised hearth and inset supporting a gas living flame fire.



KITCHEN

3.38m x 2.39m (11'1 x 7'10)

Double glazed opening window overlooks the side gardens. Fitted window blinds. Range of eye and low level cupboards and drawers. Teka one and a half bowl stainless steel sink unit. Set in roll edged working surfaces with splash back tiling and concealed downlighting. Central freestanding small breakfast bar with cupboard and drawer below. Built in appliances comprise: Siemens four ring gas hob. Stainless steel illuminated extractor canopy above. Siemens electric oven and grill below. Integrated Siemens microwave. Integrated fridge/freezer with matching cupboard front. Freestanding Indesit washer/dryer. Space for a dishwasher. Wall mounted concealed Baxi gas central heating boiler. Inset ceiling spot lights. Ceramic tiled floor. Wall mounted column radiator.



2 Edwardian Court 203 Inner Promenade, Lytham St. Annes



BEDROOM SUITE ONE

4.09m + wardrobes x 3.00m + reveal (13'5 + wardrobes x 9'10 + reveal)
(plus door reveal 6'1 x 3'2) Principal double bedroom suite. Double glazed opening windows to both the side and rear elevations. Corniced ceiling. Panel radiator. Television aerial point. Range of fitted bedroom furniture comprises: A single and three double wardrobes with two inset mirrored panels. Adjoining kneehole dressing table with drawers to either side. Door to the En Suite.



EN SUITE SHOWER/WC

2.74m x 0.84m (9' x 2'9)

Three piece white suite comprises: Full width shower cubicle with a pivoting glazed door and a Triton T80 electric shower. Pedestal wash hand basin. Low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Two inset ceiling spot lights and extractor fan.



BEDROOM TWO

3.25m x 3.02m (10'8 x 9'11)

Second double bedroom. Double glazed window overlooks the side gardens with two side opening lights. Contemporary panel radiator. Corniced ceiling. Fitted single and double wardrobe to one wall.



BATHROOM/WC

2.54m x 1.60m (8'4 x 5'3)

Good sized principal bathroom comprising a three piece suite. Obscure double glazed leaded opening window with tiled display sill. Panelled bath with a centre mixer tap and hand held shower attachment. Pivoting glazed screen. Pedestal wash hand basin with a centre mixer tap. Wall mounted shaving point. Twyford low level WC. Ceramic tiled walls and floor. Chrome heated ladder towel rail. Inset ceiling spot lights and extractor fan.



2 Edwardian Court 203 Inner Promenade, Lytham St. Annes

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler, installed in July 2024 with a 5 year guarantee, in the Kitchen serving new panel radiators (2024) and giving instantaneous domestic hot water.

DOUBLE GLAZING

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

COMMUNAL GARDENS

To the front and side of Edwardian Court there are superb landscaped gardens laid principally to lawn with block paved illuminated pathways and well stocked curved flower beds with maturing shrubs and trees. To the immediate rear approached from St Pauls Avenue is a communal courtyard with the allocated parking spaces, garages and bin store area.



PARKING

This particular apartment has an allocated single car parking space (as you look at the parking spaces, it is the last space on the right hand side before the Communal Bin Store and Garages).

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts which is run by the 6 apartment owners. A figure of £1200 per annum is currently levied and this includes the block insurance. (Solicitors to confirm).

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 £75. Council Tax Band E

NOTES

The furniture is available to purchase by separate negotiation.
We understand Pets are not allowed. Long Term Lets are allowed (not holiday lets).

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>

LOCATION

Edwardian Court is a small select development of just six apartments constructed in 2003 by Windmill Homes and is situated on the corner of Inner Promenade and St Pauls Avenue. This particular two bedroomed ground floor apartment overlooks St Pauls Avenue. FAIRHAVEN LAKE and the Beach is within yards and offers a number of sporting, boating and leisure amenities. Surrounded by its promenade walkway which continues into Lytham. There are transport services running along Clifton Drive to both Lytham and St Annes centres and thriving local shopping facilities are within easy reach on Woodlands Road in Ansdell. There are also a number of Golf Courses in the area including Royal Lytham. An internal viewing strongly recommended to fully appreciate the very well appointed interior this apartment has to offer. No onward chain.

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 September 2024

2 Edwardian Ct FY8 1EQ



Total Area: 74.5 m² ... 801 ft²

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

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

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	

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



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.