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## 27 Madison Heights Coopers Row,

- Stunning 1st Floor Purpose Built Apartment
- Large Lounge with Sun Balcony
- Dining Room with feature Bay Window
- Garden Room & Study
- Modern Fitted Breakfast Kitchen & Utility Room
- Two Fitted Double Bedrooms
- En Suite Shower/WC & Shower Room/WC
- Garage & Parking Space
- Gas Central Heating & Double Glazing
- Leasehold, Council Tax Band F & EPC Rating B

**Offers In The Region Of £339,950**

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



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



## 27 Madison Heights Coopers Row, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

With video entry phone handset. Lift and stairs to all floors. Individual post boxes. External gas and electric meter cupboards and communal refuse store room.

### FIRST FLOOR

#### PRIVATE ENTRANCE

#### HALLWAY



Tastefully presented L shaped entrance hall. Corniced ceiling and three overhead lights. Single panel radiator. Wall mounted Video entry phone handset. Telephone point. Very useful built in cloaks/store cupboard with an overhead light, hanging rails and shelving. Additional built in cupboard houses a modern (January 2024) Triston hot water cylinder, again with an overhead light. Matching white panelled doors leading off.

#### STUDY

6'8 x 5'2 approx



UPVC double glazed window overlooks the rear communal courtyard. Top opening light and fitted roller blind. Corniced ceiling. Fitted study furniture comprises a desk with cupboards and shelving below. Additional wall mounted book shelves above. Internet point. Single panel radiator.

### LOUNGE

20'7 x 14'6



Spacious principal reception room. UPVC double glazed French door gives direct access to the Balcony. Double glazed full length panels to either side provide excellent natural light. Both with top opening lights. Fitted electrically operated and heat reflective roller blinds. Corniced ceiling with a central light fitting/ceiling fan. Two wall lights. Two double panel radiators. Television aerial point. Focal point of the room is a contemporary wall mounted electric fire. Double opening contemporary glazed doors lead to the adjoining Dining Room.





## BALCONY

13'7 x 6'1



Good sized covered Balcony with a wrought iron balustrade. Enjoying south westerly facing views to the front of Madison Heights with views across to the Japanese Gardens. Two wall mounted coach lights. External all weather power points. The freestanding planters are not included but available by separate negotiation. UPVC double glazed doors lead off to both the Garden Room and principal Bedroom.

## DINING ROOM

15'5 into bay x 11'8 + reveal



Delightful second reception room with a feature walk in bay window overlooking the side of the development. UPVC double glazed windows with five top opening lights with fitted window blinds. Corniced ceiling with an overhead light. Double panel radiator. An additional set of contemporary obscure glazed double doors leading to the Garden Room. Breakfast Kitchen also leading off.



## GARDEN ROOM

10'5 x 6'9

Delightful additional reception, originally designed as a Garden/Sun Room and currently used as a Study. Two UPVC double glazed windows overlook the front of the development. Top opening lights with fitted window blinds. Corniced ceiling. Double panel radiator. As previously mentioned, a double glazed French door leads to the Balcony.

## BREAKFAST KITCHEN

15'8 x 10'6



Spacious modern Kitchen fitted approximately 5 years ago. UPVC double glazed window overlooks the rear communal courtyard. Two top opening lights and fitted window blinds. Excellent range of eye and low level Howdens cupboards and drawers. Incorporating two corner carousel units and pull out larder cupboard. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap and waste disposal unit. Set in laminate working surfaces with matching splash back. Matching peninsular breakfast bar. Built in appliances comprise: Neff five ring gas hob with a illuminated Samsung stainless steel extractor canopy above. Neff electric double oven and grill. Neff microwave oven. Siemens integrated full height larder fridge and under counter freezer. Slimline AEG dishwasher, all with matching cupboard fronts. Single panel radiator. Corniced ceiling with inset spot lights. Wood effect laminate flooring. Wall mounted concealed Worcester gas central heating boiler with a Hive system. Door leading to the Utility.

# 27 Madison Heights Coopers Row, Lytham



## UTILITY ROOM

6'2 x 5'8



Useful separate Utility Room with a UPVC double glazed window to the side elevation. Top opening light and fitted roller blind. Matching eye and low level cupboards. Circular stainless steel sink with a centre mixer tap set in a matching work top. Plumbing for a washing machine and space for a tumbler dryer. Matching laminate wood effect flooring. Single panel radiator.

## BEDROOM SUITE ONE

Impressive principal bedroom suite.

## WALK THROUGH DRESSING AREA

6'10 x 5'3 approx

With a fitted double wardrobe and adjoining display shelving. Overhead light. White panelled door leading to the En Suite.

## BEDROOM

17'1 x 11'9

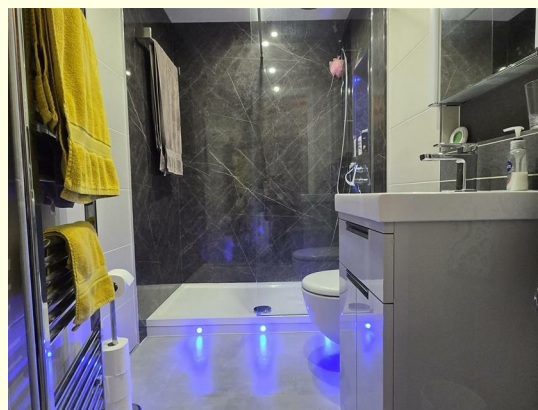


Three UPVC double glazed windows overlook the front of the development. Top opening lights and fitted window blinds. UPVC double glazed French door leading to the sun Balcony. Contemporary wall mounted column radiator. Good range of fitted bedroom furniture comprises: Two double wardrobes. Additional double wardrobe with adjoining shelving and a three drawer unit. Fitted bedside unit and additional matching freestanding bedside drawer unit. Matching low level freestanding four drawer unit. Power points with USB sockets. Power socket for a wall mounted TV. Corniced ceiling.



## EN SUITE SHOWER/WC

8'4 x 4'9



Refurbished En Suite comprising a three piece white suite. Wide shower with a fixed glazed screen. Plumbed overhead shower and an additional hand held shower attachment. Illuminated recessed tiled display. Low level feature LED blue lighting. Vanity wash hand basin with a centre mixer tap, cupboard and drawer below. Illuminated wall mirror above. Semi concealed low level WC with a Ghirohe dual flush completes the suite. Tiled walls and multi panel tile effect flooring. Ceiling extractor fan and inset ceiling spot lights. Chrome heated ladder towel rail.

## BEDROOM TWO

10'11 x 8'10



Second tastefully presented double bedroom. UPVC double glazed window overlooks the rear courtyard with two top opening lights and fitted roller blinds. Single panel radiator. Corniced ceiling. Fitted bedroom furniture comprises a fitted wardrobe with overbed storage units and a matching bedside drawer unit. Further fitted four drawer unit.



## SHOWER ROOM/WC

7'2 x 7'1



Modern Shower Room comprising a three piece white suite. Wide shower with a fixed glazed screen. Plumbed overhead shower and an additional hand held shower attachment. Low level feature LED blue lighting. Vanity wash hand basin with a centre mixer tap and cupboard below. Recessed mirrored display above with further matching blue LED spot lights. Semi concealed low level WC with a Ghrohe dual flush completes the suite. Tiled walls and floor. Useful built in linen store cupboard with shelving. Ceiling extractor fan and inset ceiling spot lights. Chrome heated ladder towel rail.

## CENTRAL HEATING

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

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## OUTSIDE

Madison Heights stands in landscaped gardens with perimeter wrought iron fencing approached through electrically operated double gates leading into the rear court yard with 7 visitor parking spaces and access to the Garages.

## GARAGE & PARKING

16'3 x 8'4

Allocated and number Garage. With an up & over door. Power and light supply connected. With additional car parking directly in front of the door.

## 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 £200. Council Tax Band F

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2400 per annum is currently levied for Madison Heights and this includes the buildings insurance, lift maintenance and all communal upkeep and repairs. There is also an additional annual service charge of £600 for the overall upkeep of the Cypress Point Development.



# 27 Madison Heights Coopers Row, Lytham

## LOCATION



This superbly appointed spacious two bedroomed 1st floor apartment is situated on the popular development known as 'Cypress Point' and enjoys commanding views looking over the formal 'Japanese Gardens' with water features and mature trees beyond, enjoying a south westerly facing aspect. Madison Heights is approached through electric double opening security gates and has a Garage and parking space. Cypress Point is situated close to local shopping facilities on Woodlands Road in Ansdell and well placed between both Lytham and St Annes principal shopping centres. An internal viewing is strongly recommended.

## 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

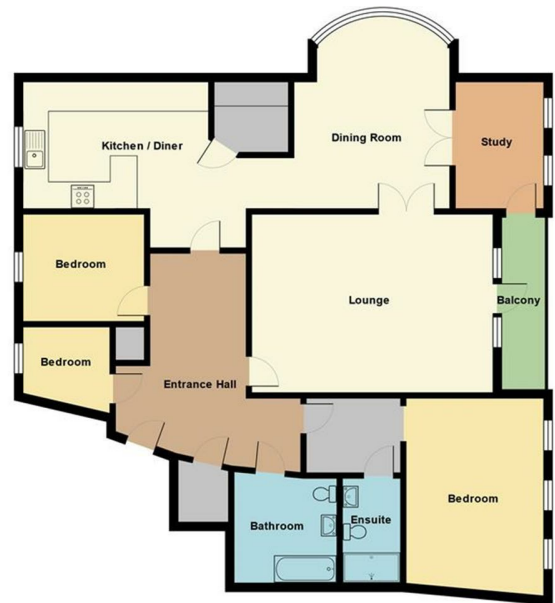
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## Consumer Protection from Unfair Trading Regulation

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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 December 2024

## 27, Madison Heights, Coopers Row, Lytham St Annes, FY8 4UD



Total Area: 150.1 m<sup>2</sup> ... 1615 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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