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## Apartment 2 4 Agnew Street, Lytham

- Stunning 1st Floor Converted Apartment
- Modernised Throughout
- Open Plan Fitted Living/Dining Kitchen
- Two Fitted Double Bedrooms
- Modern En Suite Shower Room
- Second Modern Shower Room/WC
- Access to a Utility Cupboard and Store Cupboard
- Allocated Parking Space to the Rear
- Gas Central Heating & Double Glazing
- Leasehold & EPC Rating C

**£299,000**

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



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



## Apartment 2 4 Agnew Street, Lytham

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Well kept central communal entrance serving the 3 apartments. With security entry phone hand set and stairs to first floor.

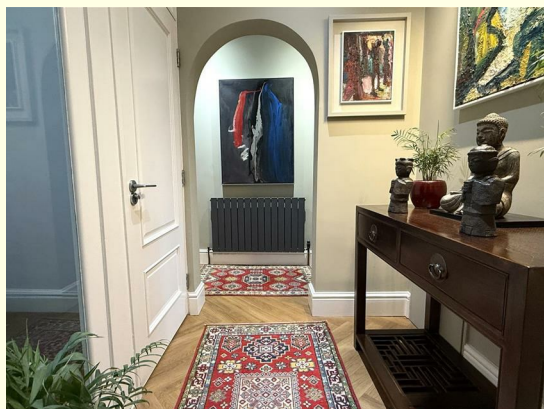
#### COMMUNAL FIRST FLOOR LANDING

Very spacious and bright landing area with a second rear staircase leading down to the rear communal patio garden and parking spaces. Three UPVC double glazed windows to the rear aspect provide the excellent natural light. On this 1st floor landing is a very useful carpeted store cupboard 5'1 x 4'6 with wall light and shelving. The apartment also has a personal laundry/utility cupboard 6'7 x 3'4 with work top and plumbing for a washing machine below, storage cupboards, display shelf and overhead light.

#### PRIVATE ENTRANCE

#### HALLWAY

10'11 x 5'10



Very well presented 'T' shaped central hallway approached through a hardwood fire door with glazed side panel providing good natural light together with numbered glazed panel above. Wall mounted entry phone handset. Attractive Amtico wood effect insulated floor. Feature suspended ceiling with two inset ceiling LED spot lights. Wall mounted picture light. New contemporary steel radiator in anthracite grey. Archway leading to the rear hall.



#### OPEN PLAN LIVING/DINING KITCHEN

#### LIVING AREA

13'9 x 13'4



To the beautifully presented living area is a UPVC double glazed window overlooks the rear elevation with lower opening light. Fitted window blinds. Matching feature suspended ceiling with perimeter lighting and inset ceiling LED spot lights. Corniced ceiling and picture rails have been retained. Matching Amtico wood effect insulated flooring. Focal point of the room is a oak media wall with illuminated display shelving with fitted cupboards below. Television aerial point and socket for a wall mounted TV on the central chimney breast. Square archway to the adjoining Dining Kitchen.



## DINING KITCHEN

13'10 x 12'



Modern fitted kitchen with a UPVC double glazed window enjoying an outlook to the front elevation with top opening light and fitted window blinds. Excellent range of eye and low level fixture cupboards and drawers. One and a half bowl stainless steel sink unit with centre mixer tap. Set in stone effect composite working surfaces with display shelving and LED strip lighting. Incorporating a wine rack. The good quality built in appliances comprise: Bora oversized induction hob with a feature cooktop central extractor system. Bosch electric oven and grill. Bosch microwave. Integrated fridge/freezer and Bosch dishwasher, both with matching cupboard fronts. Wine fridge. Matching Amtico wood effect insulated flooring. Anthracite grey radiator. Picture rails. Matching suspended ceiling with perimeter lighting and inset LED spot lights.



## BEDROOM SUITE ONE

15'9 x 12'13 max



(max L shaped measurements) Very well fitted and spacious double bedroom. UPVC double glazed window overlooks the front aspect with a top opening light and fitted blind. Fitted Sisal carpet. Corniced ceiling and picture rails. Suspended ceiling with perimeter lighting and inset LED spot lights. Anthracite grey radiator. Bank of four fitted double wardrobes to one wall. Matching three drawer unit. Honey oak display headboard with two reading lights with dimmer switches and sockets with USB ports. Adjoining kneehole dressing table with display shelf below and above. Internet point. Television aerial point and socket for a wall mounted TV. Door leading to the En Suite.

## Apartment 2 4 Agnew Street, Lytham



### EN SUITE SHOWER/WC

6'7 x 5'8



Obscure double glazed window to the front aspect with top opening light. Fitted window blind. Modern three piece white bathroom suite comprises: Corner shower cubicle with glazed screen, plumbed overhead Grohe shower with recessed tiled display. Vanity wash hand basin with centre mixer tap set in a display surround and cupboard below. Large illuminated wall mirror. Semi concealed low level WC with a Gerberit dual flush. Amtico tiled effect floor with underfloor electric heating. Anthracite grey radiator. Inset LED ceiling spot lights.

### BEDROOM TWO

10'10 x 8'6 plus wardrobes



Second tastefully appointed double bedroom. UPVC double glazed window to the rear elevation with lower opening light and fitted blind. Matching Sisal carpet. Anthracite grey radiator. Picture rails. Suspended ceiling with perimeter lighting and inset LED spot lights. Fitted double wardrobe. Honey oak display headboard with two reading lights with dimmer switches and sockets with USB ports. Additional fitted wardrobe housing an Atag combi boiler (approx 4 years old) with hanging space above.

### SHOWER ROOM/WC

8' x 5'7



Second modern spacious shower room, comprising a three piece white suite. High level UPVC obscure double glazed opening window. Corner shower cubicle with glazed pivoting door, plumbed overhead rainfall shower and additional hand held shower with recessed tiled display. Vanity wash hand

basin with centre mixer tap set in a marble effect display surround and cupboard below. Large wall mirror above and two inset wall lights. Semi concealed low level WC with a Gerberit dual flush. Amtico tiled effect floor with underfloor electric heating. Chrome ladder heated towel rail. Suspended ceiling with inset LED ceiling spot lights. Wall mounted extractor fan.

### **CENTRAL HEATING (COMBI)**

The property enjoys the benefit of gas fired central heating from an Atag combi boiler fitted approximately 4 years ago serving new panel radiators and giving instantaneous domestic hot water.

### **DOUBLE GLAZING**

Where previously described the windows have been DOUBLE GLAZED

### **OUTSIDE**



To the front of the property this 1st floor apartment has right of way through the central wrought iron pedestrian gate with feature Windmill insert leading to the front communal entrance.

To the immediate rear there is a walled stone flagged patio garden shared by the 1st and 2nd floor apartments. With raised side flower beds. Bin store area and rear pedestrian gate leading to the rear parking spaces.

### **PARKING SPACE**



The apartment has an allocated parking space (far left) approached from School Lane to the rear.

### **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 £50. Council Tax Band B

### **MAINTENANCE**

Any maintenance is split between the 3 apartments as and when needed.

### **NOTE**

Pets are allowed if not a nuisance to other residents. Lettings are allowed (not holiday lets).

### **LOCATION**

This stunning two bedroomed converted apartment occupies the 1st floor of this double fronted terraced period property highly in the heart of Lytham's conservation area and being only yards from Lytham centre with its comprehensive shopping facilities, restaurants and town centre amenities. The property has been the subject of considerable expenditure over the last 3 years which is a credit to the present owners and an internal viewing is strongly recommended to fully appreciate the superbly appointed interior with feature open plan living/dining kitchen.

### **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),

## Apartment 2 4 Agnew Street, Lytham

rightmove.com, onthemarket.com, Email Address:  
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 January 2025

Apartment 2, 4, Agnew Street, Lytham St Annes, FY8 5NJ



Total Area: 79.1 m<sup>2</sup> ... 852 ft<sup>2</sup>

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                             |  | 78                      | 80        |
|                                             |  | 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                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |



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