



ESTATE AGENTS • VALUER • AUCTIONEERS



7 Salters Court 33-34 East Beach, Lytham

- Impressive 3rd Floor Purpose Built Apartment
- Panoramic Views of Lytham Green & the Ribble Estuary
- Within Walking Distance of Lytham Centre
- Reception Hallway & Large Lounge with Covered Sun Balcony
- Modern Fitted Breakfast Kitchen
- Two Fitted Double Bedrooms
- Modern En Suite Bathroom/WC & Shower Room/WC
- Allocated Space in the Communal Underground Garage
- Gas Central Heating, Double Glazing, No Onward Chain
- Leasehold, Council Tax Band E, EPC Rating C

£498,950

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

Steps with wrought iron handrails and balustrade lead up to the communal entrance with a modern security entryphone system. Wall mounted coach lights. Individually numbered postboxes. Well presented communal hallway with staircase and lift to the upper floors.

THIRD FLOOR

Communal landing serving just two apartments.



RECEPTION HALLWAY

3.78m x 3.15m (12'5 x 10'4)

Spacious central reception Hall which has been opened up to the adjoining Kitchen to make the most of the space on offer and provides a delightful separate Dining area. Double panel radiator. Corniced ceiling with a centre decorative rose. Attractive SPC (Stone Plastic Composite) wood effect flooring. Built in carpeted cloaks/store cupboard. Square arch to the Kitchen and arch leading to the inner Hall and Bedroom wing. Double opening glazed doors leading to the Lounge.



LOUNGE

5.92m x 4.52m (19'5 x 14'10)

Superb principal reception room with two UPVC double glazed picture windows overlooking the front of the development with the Balcony and panoramic Lytham Green views beyond. Both with top opening lights and thermal window blinds. Two additional double glazed windows to the side elevation provide further excellent natural light. Top opening lights and window blinds. Corniced ceiling and two decorative ceiling roses. Two double panel radiators. Television aerial point. Telephone point. Focal point of the room is a fireplace with a white surround, raised polished display hearth and inset supporting a gas coal effect living flame fire. UPVC double glazed French door with a fitted roman blind gives direct access to the Balcony.



SUN BALCONY

3.56m x 1.93m (11'8 x 6'4)

Good sized part covered Balcony enjoying stunning panoramic views of Lytham Green with the Ribble Estuary beyond. Wrought iron balustrade and a tiled floor. External automatic wall light.



BREAKFAST KITCHEN

3.56m x 3.05m (11'8 x 10')

Modern fitted Kitchen fitted approximately 12 months ago. UPVC double glazed opening window to the side elevation. Excellent range of full height eye and low level cupboards and drawers. Incorporating a deep corner carousel unit. Deep commercial Stainless steel twin bowl sink unit with a centre mixer tap and moulded drainer. Set in Maxtop Quartz working surfaces with granite splash backs. Built in appliances comprise: Russell Hobbs four ring induction hob with an illuminated extractor canopy above. Miele electric oven and grill. Samsung microwave oven above. Integrated Bosch fridge/freezer and a

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Sharp slimline dishwasher, both with matching cupboard fronts. Integrated Haier washing machine and adjoining tumble dryer, again with matching cupboard fronts. Concealed wall mounted Baxi combi gas central heating boiler (approx 3 years old). Matching insulated SPC wood effect flooring. Panelled ceiling with inset spot lights.



INNER HALLWAY

Leading off the central Hall with an overhead light. Built in linen store cupboard with pine shelving. An additional built in carpeted store cupboard with an overhead light and shelving providing further excellent storage space. Maple doors leading off.

BEDROOM SUITE ONE

5.11m x 3.66m plus wardrobes (16'9 x 12' plus wardrobes)

Well proportioned principal Bedroom. Two UPVC double glazed opening windows overlook the rear of the development with interesting views across the rooftops of Lytham. An additional double glazed window to the side aspect, again adding to the excellent natural light. Fitted window blinds. Panel radiator with a decorative screen. Extensive range of fitted bedroom furniture includes two double wardrobes, a kneehole dressing table with drawers either side and matching bedside drawer units. Additional display drawer units to two walls. Television aerial point. Door leading to the En Suite.



EN SUITE BATHROOM/WC

3.84m x 1.96m (12'7 x 6'5)

UPVC double glazed opening window overlooks the rear of the development. Tiled display sill. Modern five piece white bathroom suite comprises: Deep fill panel bath with a centre mixer tap and hand held shower attachment. Wall mirror to the side and over bath two inset ceiling spot lights. Step in shower

cubicle with a hinged glazed door and plumbed shower. Vanity wash hand basin with a centre mixer tap, cupboard and drawers below. Wall mirror above. Rak Ceramics low level WC and adjoining Rak Ceramics Bidet completes the suite. Single panel radiator. Overhead light and wall mounted extractor fan. Tiled walls.



BEDROOM TWO

3.56m x 2.74m (11'8 x 9')

Second fitted double bedroom. UPVC double glazed opening window to the side elevation. Double panel radiator. Overhead light. Fitted furniture comprises a double and single wardrobe. Dressing table with drawers below and matching bedside drawer units.



SHOWER ROOM/WC

2.51m x 2.49m (8'3 x 8'2)

Three piece white suite comprises: Step in tiled shower cubicle with a plumbed shower with a hinged glazed door. Roca pedestal wash hand basin with a centre mixer tap. Roca low level WC. Tiled walls. Single panel radiator. Wall mounted extractor fan. Overhead lights and spot light over the shower. Mirror fronted bathroom cabinet.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler (approx 3 years old) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

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TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent included in the annual service charge. Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2300 per annum is currently levied. This includes the ground rent and buildings insurance.

OUTSIDE & GARAGING

To the front of Salters Court is an attractive block paved courtyard with visitor parking space and well stocked flower and shrub borders. To the immediate rear is a further block paved courtyard, approached from the rear service road again with further communal parking space and dustbin store area. Together with an entrance to the underground communal garage, approached through an electric up and over door and housing the water, gas and electric meters. Door leads to the internal staircase which leads up to the apartments. As you enter the Garage through the external electric door, this apartment's allocated space is the 1st on the right hand side.

INTERNET CONNECTION

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

NOTE

We understand pets are not allowed. Long term lets are allowed, but not short term holiday lets. Solicitors to confirm.

LOCATION

Salters Court is a select development constructed in 2001 to a very high standard and comprises nine luxury apartments. This superbly presented 3rd floor two bedroomed apartment commands beautiful views looking directly over Lytham Green with the Ribble Estuary beyond, Southport and the Welsh hills in the background. Lytham centre with its attractive tree lined shopping facilities and town centre amenities are within a pleasant 5 minute walking distance and there are bus services running along Warton Street linking many of the Fylde towns and villages. Lytham has its central train station, making it also well placed with good transport links to Preston and an hour to Manchester city centre, and beyond. Viewing highly recommended.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

Consumer Protection from Unfair Trading Regulation



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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 February 2025

7, Salters Court, 33-34, East Beach, Lytham St Annes, FY8 5EX



Total Area: 108.4 m² ... 1167 ft²

All measurements are approximate and for display purposes only

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



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