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5 The Willows 10 Clifton Drive, Lytham

- Spacious Ground Floor Purpose Built Apartment
- Stunning Elevated Views of the Rear Gardens & Ribble Estuary Beyond
- Large Lounge with Dining Area
- Open Plan Kitchen
- Two Double Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Large Private Sun Terrace & Area of the South Facing Gardens
- Garage, Large Store Room & Visitor Car Parking Spaces
- Gas Central Heating, Double Glazing, No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating C

£498,000

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



www.johnardern.com



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GROUND FLOOR

COMMUNAL ENTRANCE

With a Video Security entryphone system. Stairs and lift lead to all floors, including the lower ground floor with 5 allocated numbered store rooms and the electric and gas meter rooms.

PRIVATE STORE ROOM

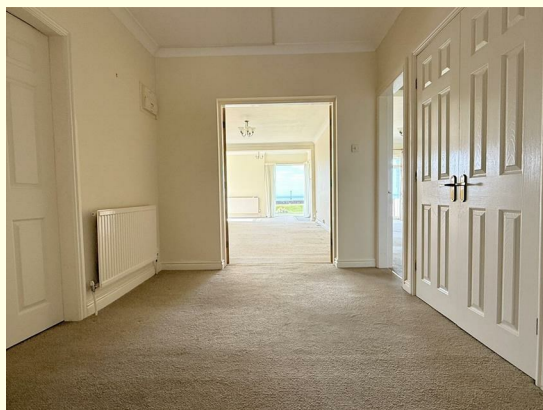
20'1 x 9'10

This apartment boasts a very useful large lockable store room with power and light connected. Good range of metal freestanding shelving units. Ample space for an additional fridge and freezer if required.

PRIVATE ENTRANCE

HALLWAY

12'2 x 8'4



Spacious central Hall approached through a UPVC obscure double glazed door. Corniced ceiling and an overhead light. Single panel radiator. Double doors reveal a very useful built in linen store cupboard with pine shelving, power connected, a single panel radiator and providing space for a condensing tumble dryer if required. Additional built in cloaks/store cupboard. White panelled doors leading off. Double opening obscure glazed doors lead to the Lounge and Dining Area.

LOUNGE WITH DINING AREA

27'4 x 21'9 max



(overall maximum T shaped measurements) Very impressive open plan Reception with Living and Dining Areas. To the Living area are two UPVC double glazed full length windows overlooking the south facing sun terrace and garden with panoramic views beyond. Top opening light and fitted vertical window blinds. Adjoining double glazed sliding patio doors give direct access to the covered sun terrace area. Television aerial point. Telephone/internet points. Two double panel radiators. Corniced ceiling and three overhead lights. To the Dining area is an additional double glazed window also overlooking the rear gardens with fitted window blinds and a double panel radiator below. Additional television aerial point. Square arch leads to the adjoining open plan Kitchen.





Appliances comprise: Built in four ring gas hob with an illuminated extractor above. Built in Diplomat electric oven and grill. Freestanding Hotpoint Aquarius slimline dishwasher and a Hotpoint Aquarius washing machine. Hotpoint freestanding fridge/freezer. Ceramic tiled floor. Inset ceiling spot lights. Door reveals a useful built in pantry/broom cupboard with an automatic light, shelving and part tiled walls and floor.



BEDROOM SUITE ONE

18'2 x 10'7 plus reveal



OPEN PLAN KITCHEN

10'6 x 9'8



Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit set in roll edged laminate working surfaces with splash back tiling and concealed down lighting.

(plus door reveal 6' x 2'8) Well proportioned principal en suite bedroom. UPVC double glazed full length picture window enjoys the superb views to the rear of the development. Two top opening lights and fitted vertical window blinds. Single panel radiator. Television aerial point. Telephone point. Fitted double wardrobe with sliding doors and inset mirrored panels. Corniced ceiling. Door leads to the En Suite.



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EN SUITE SHOWER ROOM/WC

9'2 x 7'6



Spacious En Suite comprising a three piece white suite. UPVC obscure double glazed windows to both the side and rear elevations providing excellent natural light. Opening lights and tiled display sill. Wide shower cubicle with a curved fixed glazed screen and plumbed overhead shower. Pedestal wash hand basin with a mirror above. Twyford's low level WC completes the suite. Heated ladder towel rail. Built in cupboard houses a Worcester combi gas central heating boiler. Overhead light and a wall mounted extractor fan. Tiled walls.

BEDROOM TWO

13'1 x 11'7



Second double bedroom. UPVC double glazed window overlooks the front courtyard with two top opening lights. Fitted vertical window blinds. Single panel radiator. Corniced ceiling. Bank of fitted wardrobes with sliding doors and inset mirrored panels. Television aerial point.



BATHROOM/WC

7'5 x 7'3



Three piece bathroom suite comprises: Wood panelled bath with a centre mixer tap and a hand held shower attachment. Ideal Standard pedestal wash hand basin with a centre mixer tap. Illuminated wall mirror above with a display shelf. Wall mounted shaving point. Low level WC completes the suite. Tiled walls. Overhead light and a wall mounted extractor fan. Single panel radiator.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler in the En Suite serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

OUTSIDE



To the immediate rear of the apartment is a superb covered terrace enjoying a sunny SOUTH FACING aspect with an overhead light and side obscure glazed privacy panel. Steps leads down to a further extensive stone flagged sun terraced area with private sloped lawned garden area and a well stocked flower bed. From the terrace there are panoramic views towards to the Ribble Estuary.

Beyond the private garden area are further feature landscaped walled communal gardens with a central ornamental water feature. The grounds have to be inspected to be fully appreciated. A side communal locked gate also leads directly to the front of the development.



GARAGE & VISITOR PARKING

The apartment has an allocated Garage (3rd from the left), approached through a 7ft wide up and over garage door. Directly in front of the communal entrance are 5 visitor car parking spaces used by the residents.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to a peppercorn ground rent. Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £360 per month is currently levied. This includes the Buildings Insurance, window cleaning, upkeep of the communal garden areas and a contribution to the sinking fund.

NOTE

We understand long term lettings are allowed, not holiday lets. Well behaved small pets are allowed on the ground floor as long as not a nuisance to other residents. (Solicitors to confirm)

INTERNET CONNECTION

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

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LOCATION

This spacious elevated ground floor two bedroomed apartment boasts stunning garden and sea views. Situated in a small select development called The Willows, just off Clifton Drive, being yards from Lytham Green with the Ribble Estuary beyond. Lytham with it's superb tree lined shopping facilities and town centre amenities is close by together with Lowther Gardens with its Cafe, Theatre, Padel Courts and Gardens. An internal inspection is strongly recommended to appreciate the spacious accommodation this property has to offer together with a large private SOUTH FACING sun terrace and garden with extensive landscaped communal gardens beyond. No onward chain.

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, 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.

Consumer Protection from Unfair Trading Regulation

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5, The Willows, 10, Clifton Drive, Lytham St Annes, FY8 5RQ



Total Area: 113.4 m² ... 1221 ft² (excluding patio)

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 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		
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Not environmentally friendly - higher CO ₂ emissions		
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