



ESTATE AGENTS • VALUER • AUCTIONEERS



5 Seville Court Clifton Drive, Lytham

- Very Spacious Maisonette with Side Views of Grannys Bay
- Private Elevated Entrance
- Large 1st Floor Lounge, Dining Room & Breakfast Kitchen
- 2nd Floor Principal Bedroom with Balcony & En Suite Bathroom/WC
- 2nd Double Bedroom & Large Shower Room/WC
- Useful 2nd Floor Utility Room
- Two Tandem Parking Spaces in the Communal Garage & Allocated Store Room
- Gas Central Heating & Double Glazing
- Yards from Grannys Bay & Fairhaven Lake
- Leasehold, Council Tax Band E & EPC Rating C

£375,000

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



www.johnardern.com



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ELEVATED GROUND FLOOR



PRIVATE ENTRANCE

Attractive elevated entrance leading off Ansdell Road South with tiled steps and wrought iron balustrade. External wall mounted coach light.

HALLWAY

5'9 x 4'5

Approached through an outer door with an inset glazed panel. UPVC obscure double glazed full length window to the provides excellent natural light. Corniced ceiling with an overhead light. Side fitted gas meter cupboard with storage space above. Staircase leads off to the first floor with a side hand rail. Hardwood double glazed opening window to the side elevation.

FIRST FLOOR HALLWAY

6'5 x 6'4

Spacious Hall with a wall mounted contemporary panel radiator in anthracite grey. Wall mounted display niche. Corniced ceiling. Telephone/internet point. Useful built in cloaks/store cupboard 6'5 x 2'2 with an overhead light and the wall mounted circuit breaker fuse box. Matching white doors lead off. Continuing staircase to the 2nd floor bedroom accommodation.

LOUNGE

19'6 x 16'2



Very well proportioned principal reception room. Two UPVC double glazed windows enjoy views of the White Church and side sea views towards Granny's Bay. Two side opening lights. Two single panel radiators. Decorative corniced ceiling with a centre rose. Three wall lights. Focal point of the room is a fireplace with white display surround, raised hearth and matching inset supporting an electric pebble effect fire. Decorative arch and step up leading to the adjoining Dining Room.



DINING ROOM

12'2 x 10'2



Second inner reception area with a corniced ceiling and overhead light. Two wall lights. Single panel radiator. Original feature fitted wall mirrors. Kitchen leading off.

BREAKFAST KITCHEN

13'10 x 8'9



Hardwood double glazed window overlooks the rear aspect with a side opening light and fitted window blinds. Good range of eye and low level cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit. Set on heat resistant work surfaces with matching splash back and concealed down lighting. Matching peninsular small breakfast bar. Built in appliances comprise: Miele four ring electric ceramic hob. Stainless steel illuminated extractor canopy above. AEG electric oven and grill. Cupboard above and space for a freestanding microwave if required. Neff integrated dishwasher with a matching cupboard front. Freestanding Bosch fridge/freezer. Double cupboard conceals a wall mounted Worcester Bosch combi gas central heating boiler. Provisions for a wall mounted TV. Laminate wood effect flooring.

SECOND FLOOR LANDING



Continuing turned staircase with a half landing and a large original fitted wall mirror. High level hardwood double glazed opening window providing good natural light. Two additional hardwood double glazed window to the rear with views of the inner courtyard. Top opening lights and fitted roller blinds. On the 2nd floor landing area is a single panel radiator. Corniced ceiling and two overhead lights. Wall mounted display niche. Good sized built in airing cupboard with a light, pine shelving for linen storage and an electric tubular heater. Matching white doors leading off.

BEDROOM SUITE ONE

14'7 x 12'9



Good sized principal double bedroom. UPVC double glazed double opening French doors leads to the Balcony. Fitted integral blinds. Corniced ceiling. Double panel radiator. Excellent range of fitted bedroom furniture comprises: Two double and three single wardrobes. Matching bedside drawers and fitted overbed storage. Matching ten drawer unit and a fitted shoe cupboard. Provisions for a wall mounted TV. Door leads to the En Suite.

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BALCONY

6'3 x 4'



Delightful small balcony enjoying a sunny west facing aspect with views of the White Church and side sea views towards Granny's Bay. Wrought iron balustrade.

EN SUITE BATHROOM/WC

8'6 x 6'4



Hardwood obscure double glazed opening window. Three piece white suite comprises: Panelled bath with a glazed and part mirrored pivoting shower screen and a Mira overbath shower. Pedestal wash hand basin with a centre mixer tap. Low level WC. Double panel radiator. Ceramic tiled walls and floor. Electric heated towel rail. Double panel radiator. Corniced ceiling and inset spot lights. Ceiling extractor fan.

BEDROOM TWO

11'10 x 10'4



Second well proportioned double bedroom. Hardwood double glazed door with a matching side double glazed panel and top opening light leads to the Juliette Balcony with wrought iron balustrade. Enjoying views of the inner courtyard gardens. Corniced ceiling. Single panel radiator. Range of white freestanding wardrobes with a central dressing table, drawers below and mirror above with side display shelving.

SHOWER ROOM/WC

10'8 x 8'7



Spacious principal shower room comprising a four piece white suite. Wide shower cubicle with a curved fixed glazed screen and a Mira shower. Twin wall hung wash hand basins both with centre mixer taps and illuminated wall mirrors above. Low level WC completes the suite. Tiled walls and floor. Corniced ceiling with inset ceiling spot lights. Chrome heated ladder towel rail. Mirror fronted bathroom cabinet.

UTILITY ROOM

6'8 x 5'6



Useful separate Utility with feature tiled walls. Stainless steel single drainer sink unit with fitted cupboard below. Plumbing and space for a washing machine. Space for a condensing tumble dryer or additional fridge/freezer if required. Access to loft space. Overhead light and ceiling extractor fan.

CENTRAL HEATING (COMBI)

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with a mixture of UPVC and hardwood frames.

OUTSIDE



Seville Court stands in superb well presented and spacious communal gardens with a south facing sunny aspect and having a feature central 'Spanish style' courtyard water fountain. There is a visitor car parking area with spaces for 8 cars.

COMMUNAL UNDERGROUND GARAGE

A car parking space with space for two cars parked in tandem is allocated to the apartment (1st on the right hand side as you enter the Garage) The garage is approached through an electric up & over roller door and additional side pedestrian door. Communal refuse store room.

STORE ROOM

7'8 x 5'7

Adjacent to the parking space is an allocated store room (Number 5) providing a very useful storage area, ideal for suitcases, Christmas decorations, bikes etc. With a light.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £500 per quarter is currently levied and this includes the ground rent.

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

NOTE

We understand lettings are allowed (not holiday lets) and pets are allowed as long as not a nuisance to other residents. (Solicitors to confirm).

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LOCATION



This superbly appointed and spacious 1st & 2nd floor two bed roomed purpose built maisonette apartment with its own private ground floor entrance is located within this prestigious development of 'Spanish style' apartments known as 'Seville Court'. Situated just off Clifton Drive, on the corner of Ansdell Road South and Inner Promenade, conveniently placed close to Ansdell's shopping facilities on Woodlands Road and having FAIRHAVEN LAKE with its leisure and sporting attractions nearby. There are transport services running adjacent leading directly into Lytham and St Annes centres. Lytham with its comprehensive facilities, town centre amenities and cafe culture is within a short 20 minute stroll. An internal viewing is strongly recommended to appreciate the spacious accommodation this property has to offer together with a 2nd floor Balcony having side views of Granny's Bay.

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, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & 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, Seville Court, 22, Clifton Drive, Lytham St Annes, FY8 5RG



Total Area: 132.9 m² ... 1430 ft²

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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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