



ESTATE AGENTS • VALUER • AUCTIONEERS



14 Elim Court Victoria Street, Lytham

- Ground Floor Purpose Built Apartment
- Superbly Appointed Throughout
- Self Contained Private Entrance
- Lounge & Modern Fitted Kitchen
- Two Double Bedrooms & Modern Bathroom/WC
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- No Onward Chain
- Within Walking Distance to Lytham Centre and The Green
- Leasehold, Council Tax Band C & EPC Rating C

£184,950

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



www.johnardern.com



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GROUND FLOOR

PRIVATE SELF CONTAINED ENTRANCE



HALLWAY

Approached through a modern outer door with an inset obscure double glazed fan light. Fitted door matting. Overhead light. Useful built in cloaks/store cupboard.



INNER HALL

Double panel radiator. Overhead light. Contemporary panel doors leading off with matching glazed panel doors to the Lounge and Kitchen which help provide excellent natural light to the Hallway.



LOUNGE

4.75m x 3.23m (15'7" x 10'7")

Tastefully presented and spacious principal reception room. UPVC double glazed window enjoys a private outlook to the side elevation with a small fenced communal garden/courtyard area. Two side opening lights and fitted vertical window blinds. Double panel radiator. Television aerial point. Telephone point. Overhead light and two wall lights. Focal point of the room is a display fireplace with a raised hearth supporting an electric coal effect fire.



FITTED KITCHEN

3.23m x 2.29m (10'7" x 7'6")

Superb modern Kitchen with a UPVC double glazed window overlooking the rear elevation. Side opening light and fitted roller blind. Range of eye and low level cupboards and drawers. Ceramic single drainer sink unit with a centre mixer tap. Set in working surfaces with matching splash back and concealed LED strip lighting. Built in appliances comprise: Hotpoint four ring electric ceramic hob with a glazed splash back. Illuminated extractor hood above. Hotpoint electric oven and grill. Integrated Beko fridge/freezer with a matching cupboard front. Integrated Dishwasher and Hotpoint washer/dryer, also with matching cupboard fronts. Concealed wall mounted Glowworm combi gas central heating boiler. Wireless central heating programmer control. Corniced ceiling. Ceramic tiled floor. Electric kickspace heating.

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BEDROOM ONE

4.70m x 2.64m (15'5 x 8'8)

Principal double bedroom with a UPVC double glazed window to the rear elevation. Two side opening lights, deep display sill and fitted vertical window blinds. Double panel radiator. Corniced ceiling. Television aerial point.



BEDROOM TWO

3.25m x 2.57m (10'8 x 8'5)

Second double bedroom currently furnished as a separate Dining Room. UPVC double glazed window to the side aspect with a side opening light and fitted vertical window blinds. Double panel radiator. Corniced ceiling.



BATHROOM/WC

2.54m x 1.55m (8'4 x 5'1)

Well fitted modern bathroom comprising a three piece white suite. Tiled panelled bath with a centre mixer tap, overhead rainfall shower and having an additional handheld shower attachment. Pivoting glazed shower screen. Vanity wash hand basin with a centre mixer tap and drawers below. Illuminated wall mirror above. Low level WC completes the suite. Part tiled walls and ceramic tiled floor. Wall mounted Vent Axia extractor fan. Heated ladder towel rail in Anthracite Grey.



PARKING

There is an allocated parking space (Number 14) which is included with the apartment. There are also a number of visitor parking spaces.



BIKE STORE

The flat has access to a secure communal locked bike store situated to the rear of Elim Court.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Glowworm combi boiler concealed in the Kitchen serving panel radiators and giving instantaneous domestic hot water. The gas meter is situated below the sink. The electric meter is situated in a communal cupboard located in the main block of apartments.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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 C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £720 per annum is currently levied. This includes the buildings insurance and window cleaning.

NOTE

The carpets, light fittings, blinds and any curtains are included in the asking price. We understand long term lettings are allowed. Pets are allowed as long as not a nuisance to other residents (solicitors to confirm)

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LOCATION

This superbly appointed ground floor purpose built two bedroomed apartment with the benefit of its own private entrance and allocated parking space, is situated within a select development just off Victoria Street. Being within just a few minutes stroll to the centre of Lytham with its well planned tree lined shopping facilities and town centre amenities. Transport services run very close by along Warton Street leading directly into Lytham through to St Annes, Blackpool or Warton (BAE Systems) and Freckleton. An internal inspection is strongly advised to appreciate the modern accommodation this apartment has to offer, making this property ideal for first time buyers, investors or purchasers looking for a 2nd home. Having an allocated parking space in the communal courtyard and a small fenced communal garden/courtyard area to the rear which shields the Preston to Blackpool South regional train line, running just twice an hour. No onward chain.



VIEWING THE PROPERTY

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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.

Digital Markets, Competition and Consumers Act 2022

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 September 2025

Flat 14, Elim Court, Victoria Street, Lytham St Annes, FY8 5DU



Total Area: 61.1 m² ... 658 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		
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