JOHN ARDERN

"The Family Estate Agent"

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Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

35 Palmetto View Poachers Trail, Lytham

- **Spacious 1st Floor South Facing Purpose Built Apartment**
- **Large Lounge with Balcony Leading off**
- **Fitted Dining Kitchen & Separate Utility Room**
- **Three Bedrooms**
- **En Suite Shower Room/WC & Bathroom/WC**
- **Garage & Allocated Parking Space**
- **Electric Heating & Double Glazed Throughout**
- **Viewing Essential**
- **No Onward Chain**
- **Leasehold, Council Tax Band E & EPC Rating B**

£224,950

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

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GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Tastefully presented communal hallway with stairs and lift to the other floors. Security entry phone system. Additional rear entrance leading the garaging and parking spaces.

FIRST FLOOR PRIVATE ENTRANCE

HALLWAY

5.92m x 4.67m max (19'5 x 15'4 max)

(max T Shaped measurements) Spacious central hallway approached through a white painted wood panelled door. Wall mounted security entry phone. Corniced ceiling and three overhead lights. Very useful built in cloaks/store cupboard with an overhead light. Modern Dimplex electric night storage heater, installed approximately 12 months ago. White panelled doors lead off to all rooms.

LOUNGE

6.86m x 3.86m (22'6 x 12'8)

Impressive and tastefully decorated reception room. UPVC double glazed bay window with three top opening lights and fitted roman window blinds overlooks the south facing front elevation. Television and satellite points. Corniced ceiling. Two wall lights and two additional overhead lights. Two modern Dimplex night storage heaters, again fitted approximately 12 months ago. Focal point of the room is a attractive fireplace with display surround and raised hearth supporting an electric coal effect fire. Double opening bevel edged glazed doors leading to the adjoining Dining Kitchen. UPVC double glazed French door leads directly to the Balcony.

SUN BALCONY

4.62m x 1.27m (15'2 x 4'2)

Covered Balcony making the most of the sunny south facing front aspect and approached from both the Lounge and principal Bedroom. Wrought iron balustrade. Ceramic tiled floor. External wall light.

DINING KITCHEN

5.13m x 3.18m (16'10 x 10'5)

Spacious Kitchen approached from both the Hallway and adjoining Lounge. Good range of fitted eye and low level cupboards and drawers. One and a half bowl single drainer Blanco sink unit with a centre mixer tap, set in roll edged working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Beko four ring electric ceramic hob. Illuminated extractor canopy above. Hotpoint electric oven and grill. Integrated fridge and new freezer, with matching cupboard fronts. Number of inset ceiling spot lights. Wall mounted Dimplex slimline electric panel heater with integral control. Wood effect vinyl flooring.

UTILITY ROOM

2.59m x 1.45m (8'6 x 4'9)

Useful separate Utility leading off the Hallway. Fitted laminate working surface with splash back tiling. Space and plumbing for a washing machine below and space for a condensing tumble dryer. Overhead light and a ceiling extractor fan. Dimplex electric panel heater. Built in airing cupboard with a hot water cylinder and pine shelf above for linen storage.

BEDROOM SUITE ONE

4.70m x 3.58m (15'5 x 11'9)

Spacious principal double bedroom. UPVC double glazed window with two top opening lights overlooks the front south facing elevation. Fitted vertical window blinds. UPVC double glazed French door with integral blinds gives direct access to the Balcony. Dimplex slimline electric panel heater. Corniced ceiling and overhead light. Television aerial point. Good range of fitted bedroom furniture comprises: Two double wardrobes, matching bedside drawer units, fitted headboard and storage units above. Door leads to the En Suite.

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EN SUITE SHOWER ROOM/WC

2.57m x 1.83m (8'5 x 6')

Three piece white suite comprises: Wide shower enclosure with sliding curved glazed doors and a plumbed shower. Wide vanity wash hand basin with cupboards and drawers below, centre mixer tap. Illuminated wall mirror above and shaving point. The suite is completed by a low level WC. Electric heated chrome ladder towel rail. Part ceramic tiled walls. Overhead light and ceiling extractor fan.

BEDROOM TWO

3.18m x 2.57m (10'5 x 8'5)

Second double bedroom currently furnished as a separate Dining Room. UPVC double glazed window overlooks the front elevation with two top opening lights. Dimplex electric slimline panel heater. Overhead light.

BEDROOM THREE

3.18m x 2.24m (10'5 x 7'4)

Third good sized bedroom. UPVC double glazed window also overlooks the south facing front elevation with a top opening light. Fitted window blinds. Dimplex electric panel heater. Television aerial point.

BATHROOM/WC

2.03m x 1.91m (6'8 x 6'3)

Three piece white bathroom suite comprises: Panelled bath with a centre mixer tap and hand held shower attachment. Recently fitted 'Bath Knight' bath lift. Vanity wash hand basin with cupboards and drawers below and a centre mixer tap. Illuminated wall mirror above. Rak Ceramics low level WC. Electric heated white ladder towel rail. Part ceramic tiled walls. Overhead light and ceiling extractor fan.

ELECTRIC HEATING

The apartment has electric heating from a number of modern Dimplex night storage heaters and Dimplex slimline heaters with integral programmer controls. The night storage heaters are approximately 12 months old.

DOUBLE GLAZING

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

GARAGE & PARKING

5.05m x 2.51m (16'7 x 8'3)

The property has the benefit of a private brick constructed garage (number 35) to the rear of the development. With an ELECTRIC up & over door and having a pitched tiled roof. Power and light connected. Directly in front of the garage is space to also park a car.

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 £150. Council Tax Band E

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts at Palmetto View. A figure of £144.12 per month is currently levied. There is also a Cypress Point management charge, £52.68 per month is currently levied.

NOTE

We understand Pets are not allowed.
Lettings are allowed but not holiday lets.

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FURNITURE
Many items of furniture are available by separate negotiation.
The carpets, curtains, blinds and light fittings are included in the asking price.

LOCATION
This well presented and spacious three bedroomed apartment with balcony, occupies a sunny south facing 1st floor position in Palmetto View, a modern purpose built development built by Kensington Developments Ltd approximately 23 years ago, situated on the ever popular development known as 'Cypress Point'. Ideally placed between both Lytham and St Annes principal centres with their comprehensive shopping facilities and amenities. Other local shops and train station can also be found on Woodlands Road in Ansdell. Cypress Point is also within easy reach of a number of local Golf Courses. Viewing essential. 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.

Digital Markets, Competition and Consumers Act 202
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35, Palmetto View, Poachers Trail, Lytham St Annes, FY8 4FF

Total Area: 104.0 m² ... 1120 ft² (excluding sun balcony)

All measurements are approximate and for display purposes only

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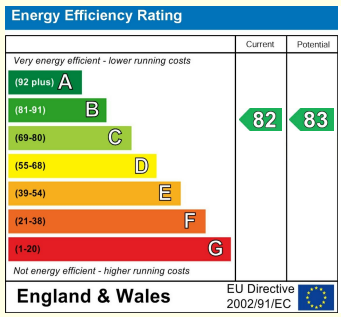

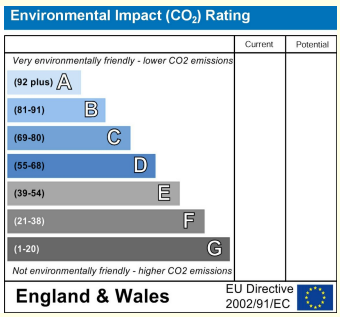

The Property Ombudsman

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