JOHN ARDERN
"The Family Estate Agent"
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Lytham St. Annes 01253 79 55 55
ESTATE AGENTS • VALUER • AUCTIONEERS











5 Holcroft House Fairlawn Road, Lytham

- 2nd Floor Purpose Built Apartment
- Large Lounge with Dining Area
- Sun Balcony with Views of the Communal Gardens & Lytham Green Beyond
- Fitted Kitchen & Cloaks/WC
- Principal Bedroom with Modern En Suite/Dressing Room
- 2nd En Suite Double Bedroom
- Parking Space in the Undergound Garage
- Lift & Stairs to All Floors, Gas Central Heating & Double Glazing
- No Onward Chain
- Leasehold, Council Tax Band E & EPC Rating B

£365,000

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

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GROUND FLOOR ENTRY TO FAIRLAWNS
Security entry phone system at the main gate releases clients into the grounds.

HOLCROFT HOUSE COMMUNAL ENTRY
Second security entry phone system allows clients into the main building. Stairs and lifts to all floors.

SECOND FLOOR

ENTRANCE HALLWAY
22'4 x 5'10 max



(max T shaped measurements) Wood effect flooring. Single panel radiator. Full length wall mirror. Inset ceiling spot lights. Doors leading off to all rooms.

CLOAKS/WC
6'7 max x 3'2



Two piece white suite comprises: Pedestal wash hand basin with a Hansgrohe chrome mixer tap and splash back tiling. Low level WC. Double doors reveal a useful built in bathroom store cupboard with shelving, side mirrored panel and display shelf. Single panel radiator. Ceiling extractor fan and overhead spot light. High level wall mounted circuit breaker fuses.

LOUNGE WITH DINING AREA
18'8 x 17'9 max



(max L shaped measurements) Superb well appointed Lounge with adjoining Dining area. Stunning views to the front of the development with Lytham Green beyond. Sliding double glazed patio doors and adjoining additional French door give access onto the Sun Balcony. Further double glazed opening window adjoins the Dining area and provides further excellent natural light. Feature fitted display unit with drawers, cupboards and shelving to one wall. Fitted full length mirror. Two single panel radiators. Telephone and television aerial points. Wall mounted entry phone handset.



BALCONY
9' x 4'



Covered Balcony overlooking the well kept communal grounds with a glazed balustrade and brushed chrome hand rails. External light and timber decked floor.

KITCHEN
9'3 x 8'4



Well fitted Kitchen approached through sliding glazed doors from the Hallway. Double glazed opening window to the side elevation. With a good range of Siematic eye and low level fixture cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with discreet down lighting. Built in Neff appliances comprise: Electric oven and grill. Matching microwave oven above. Five ring Neff gas hob with a brushed chrome surround and splash back. Illuminated extractor canopy above. Useful sliding pan drawers set beneath. Integrated fridge/freezer, dishwasher and Electrolux washer/dryer, all with matching cupboard fronts. Fitted cupboard houses a wall mounted Baxi gas central heating combi boiler. Four inset ceiling spot lights. Display shelf and aerial point for a TV.

BEDROOM SUITE ONE
11'9 x 11'8 plus door reveal



Spacious principal double bedroom. Opening double glazed window overlooks the rear elevation with window blinds. Single panel radiator. Telephone point. Provisions for a wall mounted TV. Modern fitted units to one wall with shelving. Double opening louvre doors lead to the Dressing Room & En Suite.

EN SUITE DRESSING/SHOWER ROOM



Good sized Dressing Room incorporating a modern Shower Room.

5 Holcroft House Fairlawn Road, Lytham

DRESSING ROOM
6'5 x 4'1 + wardrobes



The dressing area has a double glazed opening window to the side elevation with fitted blinds. Bank of fitted wardrobes to one wall with hanging rails and shelving. Ceramic tiled floor. Two inset ceiling spot lights. Modern vanity wash hand basin with a centre mixer tap and drawers below. Glass display shelf and wall mounted shaving point.

SHOWER ROOM/WC
5'10 x 6'3 max



With a matching tiled floor. Obscure double glazed opening window to the rear elevation and having fitted blinds. Wide tiled showering area with a fixed glazed screen, plumbed overhead rainfall shower and additional hand held shower attachment. Semi concealed low level WC with a dual flush completes the suite. Tiled display above. Four inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

BEDROOM SUITE TWO
9' x 8'5



Second en suite double bedroom. Opening double glazed window overlooks the side elevation. Fitted window blinds. Single panel radiator. Door leads to the En Suite.

EN SUITE SHOWER/WC
8'4 x 2'10



Three piece white suite comprises: Step in tiled shower compartment with Hansgrohe plumbed shower and folding outer door. Pedestal wash hand basin with matching Hansgrohe mixer tap. The suite is completed by a low level WC. Chrome ladder heated towel rail. Two inset ceiling spotlights and extractor fan. Ceramic tiled walls and tiled floor.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Baxi 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.

COMMUNAL UNDERGROUND GARAGE
Underneath Holcroft House, there is access via the lift and stairs to the communal garaging and this apartment has a single allocated car parking space (number 25).
Note: The front pedestrian gate and main driveway gates are electrically operated.

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 £250. Council Tax Band E

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £2457 per annum is currently levied.

NOTE
The carpets, blinds and light fittings together with a number of items of furniture are available to prospective purchasers by separate negotiation.

We understand well behaved pets are allowed and lettings (not holiday lets). Solicitors to confirm.

LOCATION



This spacious two bedroomed 2nd floor apartment enjoys stunning views overlooking the landscaped grounds of 'Fairlawns' with Lytham Green and the Ribble Estuary in the background. This development known as Fairlawns is set in secure walled grounds in Lytham's conservation area, approached through electrically operated external gates on Fairlawn Road adjacent to Lytham Green and the Promenade. Lytham centre with its comprehensive shopping facilities and town centre amenities are within easy strolling distance. An internal inspection is strongly recommended to fully appreciate the well appointed accommodation this property has to offer with the benefit of a Balcony. 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 & Consumers Act 2024
John Ardern & 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 our their own investigations before contract. Details Prepared May 2026

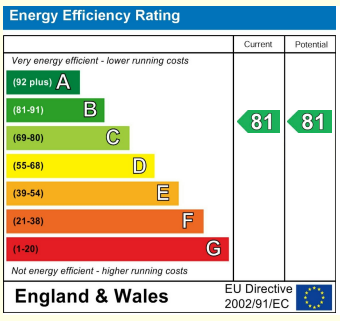
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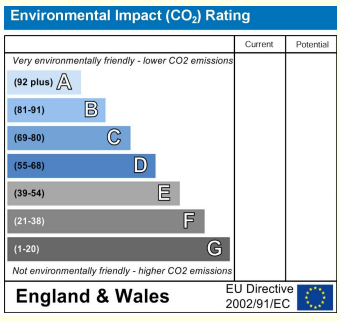
5, Holcroft House, Fairlawn Road, Lytham St Annes, FY8 5QW



Total Area: 79.7 m² ... 858 ft²

All measurements are approximate and for display purposes only





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