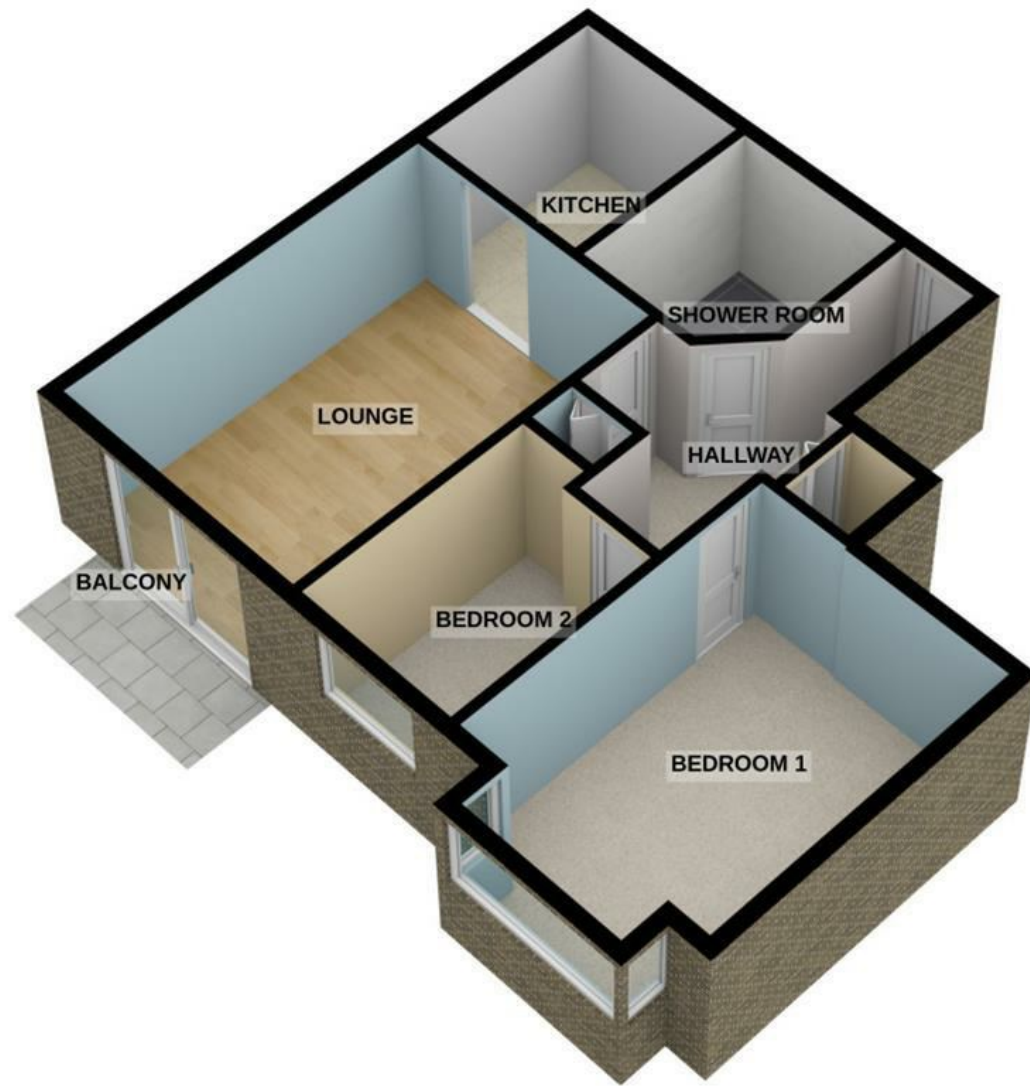


53.7 sq.m. (578 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

ST. ANDREWS ROAD NORTH, LYTHAM ST. ANNES ASKING PRICE £152,500 FY8 2JF

- TRULY STUNNING FIRST FLOOR RETIREMENT APARTMENT, WITHIN WALKING DISTANCE OF ST ANNES TOWN CENTRE
• GORGEOUS LOUNGE WITH PRIVATE BALCONY BOASTING OPEN VIEWS OVER ASHTON GARDENS
• CONTEMPORARY KITCHEN, TWO BEDROOMS, BEAUTIFUL SHOWER ROOM AND PLENTY OF STORAGE.
• FURTHER BENEFITS INCLUDE ELECTRIC HEATING, DOUBLE GLAZING, AND COMMUNAL FACILITIES WITHIN THE DEVELOPMENT



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Communal Entrance

Accessed via a security door and opening up to the communal lounge area. Stairs are situated at either end of the main corridor, and a lift gives access to all floors including the basement.

Entrance Hall

13'3 x 6'04

Entrance door leads into;

Hallway, Intercom, 2 built in storage cupboards with folding mirrored doors, one housing electric water heater, newly fitted carpet. Doors lead to the following rooms:

Shower Room

6'10 x 6'11

Newly fitted contemporary shower room with fully tiled walls, three piece white suite comprising of vanity wash hand basin with storage, double walk in shower cubicle, WC, extractor fan, shelving, recessed spot lights, illuminated wall mounted mirrored cabinet, wall mounted chrome heated towel rail, vinyl flooring.

Bedroom Two/Dining Room

6'6 x 9'05

UPVC double glazed window to the rear, newly carpeted.

Lounge

16'5 x 11

UPVC double glazed sliding door to the rear with fitted plantation shutters, leads onto the private balcony, fire place housing living flame feature electric fire, television point, telephone point, electric heater, newly carpeted.

Kitchen

7 x 6'1

Range of newly fitted contemporary white high gloss wall and base units with under unit lighting , vinyl



flooring, space for fridge freezer, 'Zanussi' induction hob, integrated 'Zanussi' oven with grill, over head illuminated extractor fan, stainless steel sink and drainer, marble effect laminate work surfaces, tiled to splash backs, wall mounted mirror allowing plentiful light.

Bedroom One

12'4 x 8'00 to front of wardrobe

UPVC double glazed window to the rear with fitted blinds, contemporary mirrored fitted wardrobe with sliding doors, television point, electric heater, two wall mounted reading lights, paneling to wall, newly carpeted.

Other Details

Council Tax Band C - £1,852.00 p/a (95 years left on the lease).

Leasehold is - £135.00 P/A

Building Insurance is - £320.00 P/A

Service Charge is £2,441.00 P/A - which covers the exterior maintenance of the block, the maintenance and repair of the internal communal areas and facilities, house manager, pull cord system, window cleaning, monies into the sinking fund and water rates. Secure underground parking is available for an additional cost

Small pets can be considered at the discretion of the Management Company

Lift to all floors.

Laundry room for the use of all residents as well as a guest bedroom with en-suite available.

Electric door access via a fob.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	

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