



**SANDHURST AVENUE, LYTHAM ST. ANNES
FY8 2ET**

£59,950

- A LOVELY GROUND FLOOR RETIREMENT APARTMENT WITH A RESIDENT HOUSE MANAGER SITUATED IN THE POPULAR SANDHURST GRANGE DEVELOPMENT
- NEARBY THERE ARE PLENTY OF AMENITIES INCLUDING: PUBLIC TRANSPORT, LOCAL SHOPS AND THE TOWN CENTRE
- COMMUNAL FACILITIES INCLUDING; A LARGE COMMUNAL LOUNGE AND KITCHEN, LAUNDRY ROOM, GUEST SUITE. AND HOUSE MANAGER
- NO FORWARD CHAIN - EPC RATING C



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 entry system, lift and stairs give access to all floors. On the ground floor there is the communal lounge & laundry room.

Entrance Hallway

Doors leading off to all rooms, emergency pull cord, carpeted floor, storage cupboard with folding mirrored doors, housing the hot water cylinder, electric meter and fuse box.

Lounge

15' x 10'8
A good sized living room with UPVC double glazed window to the rear, feature fireplace with electric fire, television and telephone points, electric heater, emergency pull cord, folding doors lead to the kitchen:

Kitchen

7' x 6'11
A range of base and wall units with laminate working surfaces, incorporating a composite sink and drainer with mixer tap, tiled to splashbacks, free standing dishwasher, Vinyl flooring, Integrated appliances include electric oven/grill, four ring electric hob with overhead extractor hood and there is plenty of space for a fridge freezer.

Bedroom

11'8 x 8'8
A good size double bedroom with a UPVC double glazed window to the rear, carpeted flooring, fitted built in wardrobes with cupboards and drawers, television point, electric heater.

Shower Room

6'11 x 6'3
Vinyl flooring, tiled to splashbacks, shaver point, electric radiator, emergency pull cord, three piece bathroom suite comprising of: vanity wash hand basin, WC and accessible electric walk in shower.

Other Details

There are additional storage spaces for all apartments in the attic.

Guest room available for visitors

Pets are allowed but can not be replaced

Leasehold - Years remaining to be confirmed

Service Charge - £193.75 per month

Ground Rent - £125.00 per year

Council Tax Band - B (£1,621.00 per annum)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	77
(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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