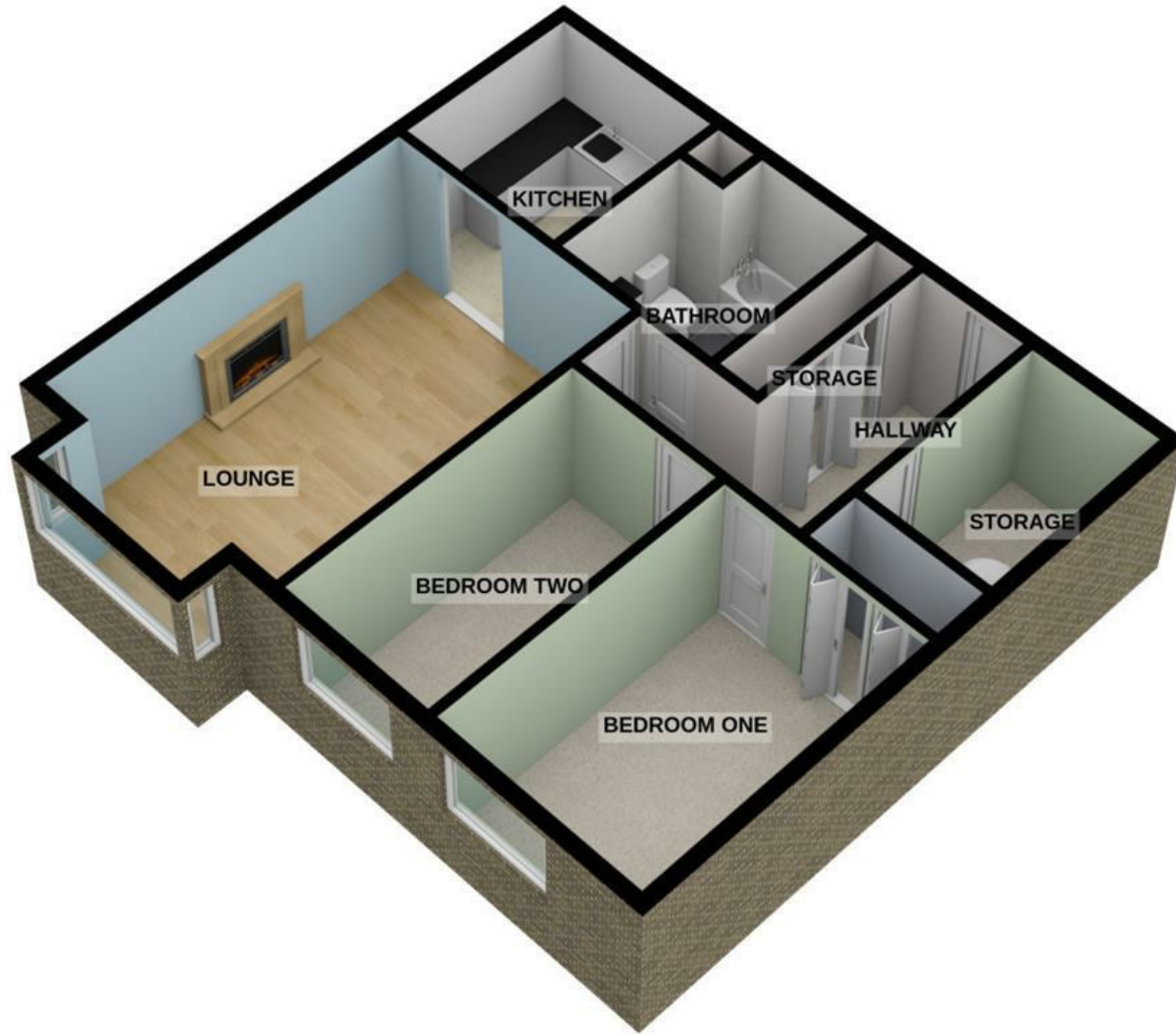


58.6 sq.m. (630 sq.ft.) approx.



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 £124,950 FY8 2JF

- SPACIOUS FIRST FLOOR RETIREMENT APARTMENT LOCATED AT THE FRONT OF THE BUILDING WITH NO CHAIN INVOLVED
- TWO BEDROOMS - SPACIOUS LOUNGE - KITCHEN - BATHROOM - TWO STORAGE CUPBOARDS
- VERY WELL LOCATED FOR THE TOWN CENTRE, SEA FRONT, TRANSPORT LINKS AND LOCAL SHOPS
- COMMUNAL FACILITIES AVAILABLE - EPC RATING: B



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 entrance 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.

Communal Facilities

Within the development you will have access to the communal lounge, perfect for coffee mornings and bingo evenings, communal laundry and there is a guest suite for visitors. Within the service charge, the communal gardens are maintained and the windows are cleaned regularly. For an additional £300 p/a, a private parking space in the garage can be included.

Entrance

Access gained via solid timber door leading into;

Entrance Hall

Built-in cupboard with folding mirrored doors boasting plenty of storage, entry system, warden pull chord system, inbuilt mirror fronted wardrobe, skirting boards, coving, carpets.

Doors leading in to the following rooms;

Storage room

Water cylinder, fuse box, shelving, carpets, skirting.

Provides plentiful storage.

Bedroom One

UPVC double glazed windows to the front, inbuilt wardrobes, television point, skirting, coving

Bedroom Two

UPVC double glazed windows to the front, wall mounted electric heater, skirting boards, coving, carpets, curtains

Lounge

UPVC double glazed windows to the front, coal effect electric fire with back drop and hearth, wooden surround, television and telephone points, skirting, coving, curtains, carpets

Kitchen

Good range of wall and base units, stainless steel sink and drainer with mixer tap, laminate work surfaces, space for fridge freezer, part tiled walls, induction hob, integrated oven, coving, skirting boards, lino flooring

Bathroom

Three piece white suite comprising: WC, bath with marble effect side panel, vanity wash hand basin and electric shower, extractor fan, chrome wall mounted towel heater, wood effect flooring, panelled walls, wall mounted mirror, wall mounted medicine cabinet

Extra Information

Council Tax Band C - £1,852.00 per annum (95 years left on the lease).

Tenure: Leasehold

Building Insurance: £320.00 per annum

Ground rent - £135 per annum paid every September

Service Charge is £2,441.32 per annum - 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		82	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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