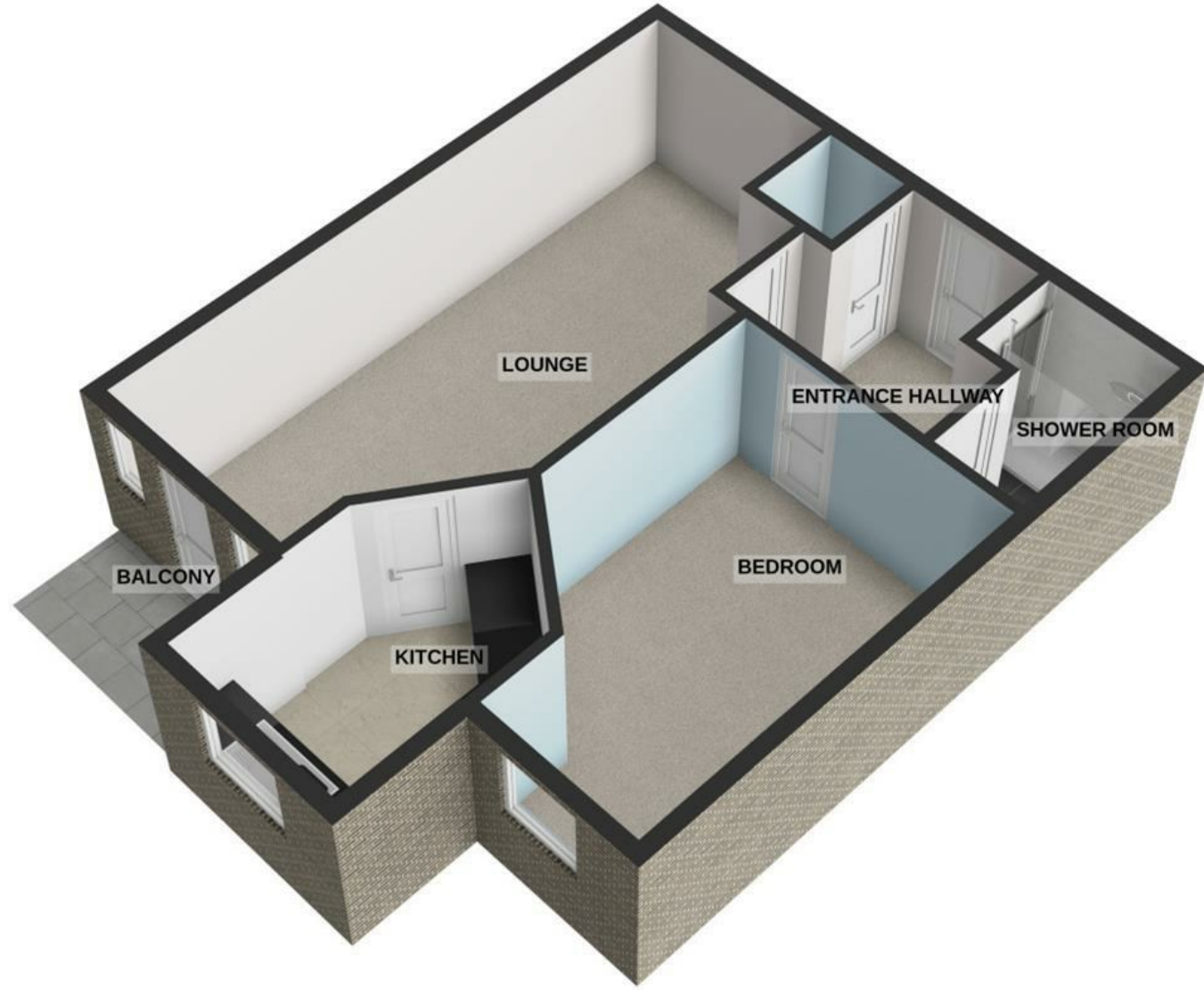


53.1 sq.m. (572 sq.ft.) approx.



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 © 2024

ASHTON VIEW, LYTHAM ST. ANNES FY8 2AW

ASKING PRICE £125,000

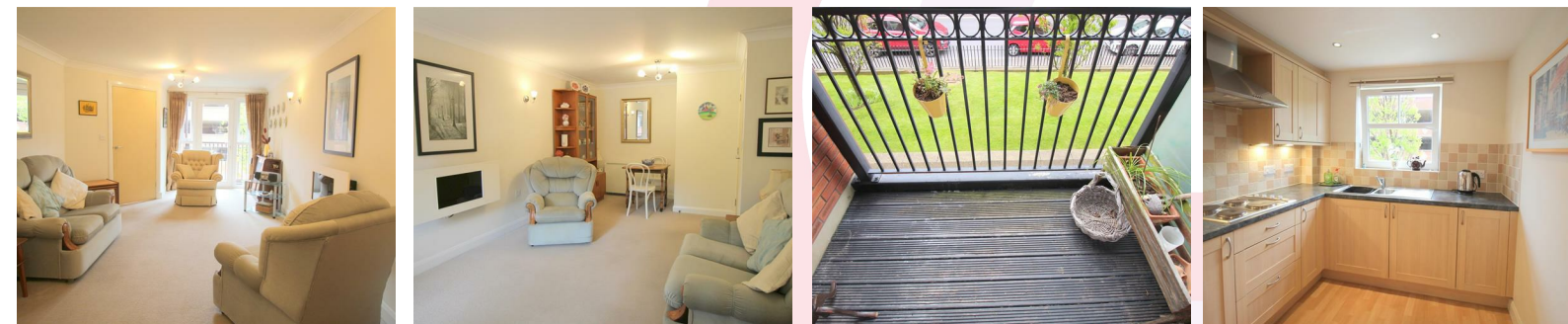
- IMMACULATELY PRESENTED FIRST FLOOR PURPOSE BUILT RETIREMENT APARTMENT ONE MINUTE WALK FROM ASHTON GARDENS AND ST ANNES TOWN CENTRE
• DOUBLE BEDROOM - CONTEMPORARY BATHROOM - LARGE LOUNGE WITH BALCONY - KITCHEN
• CONVENIENTLY LOCATED FOR ALL AMENITIES, LOCAL SHOPS AND TRANSPORT LINKS
• COMMUNAL LOUNGE & KITCHEN - COMMUNAL WC, GARDEN TERRACE AND LIFT - HOUSE MANAGER - NO PETS ALLOWED - EPC RATING: TBC



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

Double opening doors with opaque glazed inserts leading into;

#### Communal Porch

Tiled flooring, letter boxes, timer door with opaque glazed insert leading into;

#### Communal Hallway and Lounge

Tiled flooring, communal lounge with kitchen and outside decked seating area for the summer months, lift providing access to upper floors.

#### Entrance to Apartment 22

Located on the first floor at the front, solid timber entrance door leads into;

#### Entrance Hallway

Wall mounted storage heater, warden assistance pull cord, cupboard housing the hot water cylinder which also provides plentiful storage, solid timber doors leading the following rooms;

#### Shower Room

7'1 x 5'7

Two piece white suite comprising of; vanity wash hand basin and WC, overhead mains powered shower in large single glazed cubicle with two chrome grab rails, warden assistance pull chord, fully tiled walls, vinyl flooring, three wall units providing storage, wall mounted mirror with recessed spotlight above, recessed spotlights, extractor fan, wall mounted heater, chrome heated towel rail.

#### Bedroom

15'9 x 9'11 at widest

Large UPVC double glazed tilt and turn window to the front, wall mounted storage heater, television and telephone points, coving.



#### Lounge

24'10 x 11"1 at widest point

UPVC double glazed windows to the front, two wall mounted storage heaters, television point, telephone and satellite points, wall mounted electric fire, space for table and chairs, coving, UPVC double glazed door leading out on to the balcony which has space for sitting out on with views over the communal gardens.

#### Kitchen

9'05 x 7'07

Large UPVC double glazed tilt and turn window to the front, good range of wall and base units, laminate work surfaces with stainless steel one and half sink and drainer, integrated 'Teka' appliances include: illuminated overhead extractor fan, electric oven, microwave and fridge freezer, part tiled walls, laminate flooring.

#### Communal Facilities

The Ashton View development has a communal lounge and outside decked seating area for the summer months a laundry room for residents use, plus a guest room for visitors to stay over and regular activities take place in the communal lounge.

#### Other Details

Tenure: Leasehold

Length of lease: 109 (unexpired portion of 125 years since date of build in 2008)

Tax Band - C (£2,018.00 per annum)

Management Fees: £2,260.00 per annum

Ground rent: £110.00 per annum

There is a yearly parking cost when a space is available, this cost is yet to be confirmed. There is also parking available at Sainsburys supermarket and at the NCP car park at a cost, both of which are a short walk away from the building.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	88
(81-91) B			
(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	

