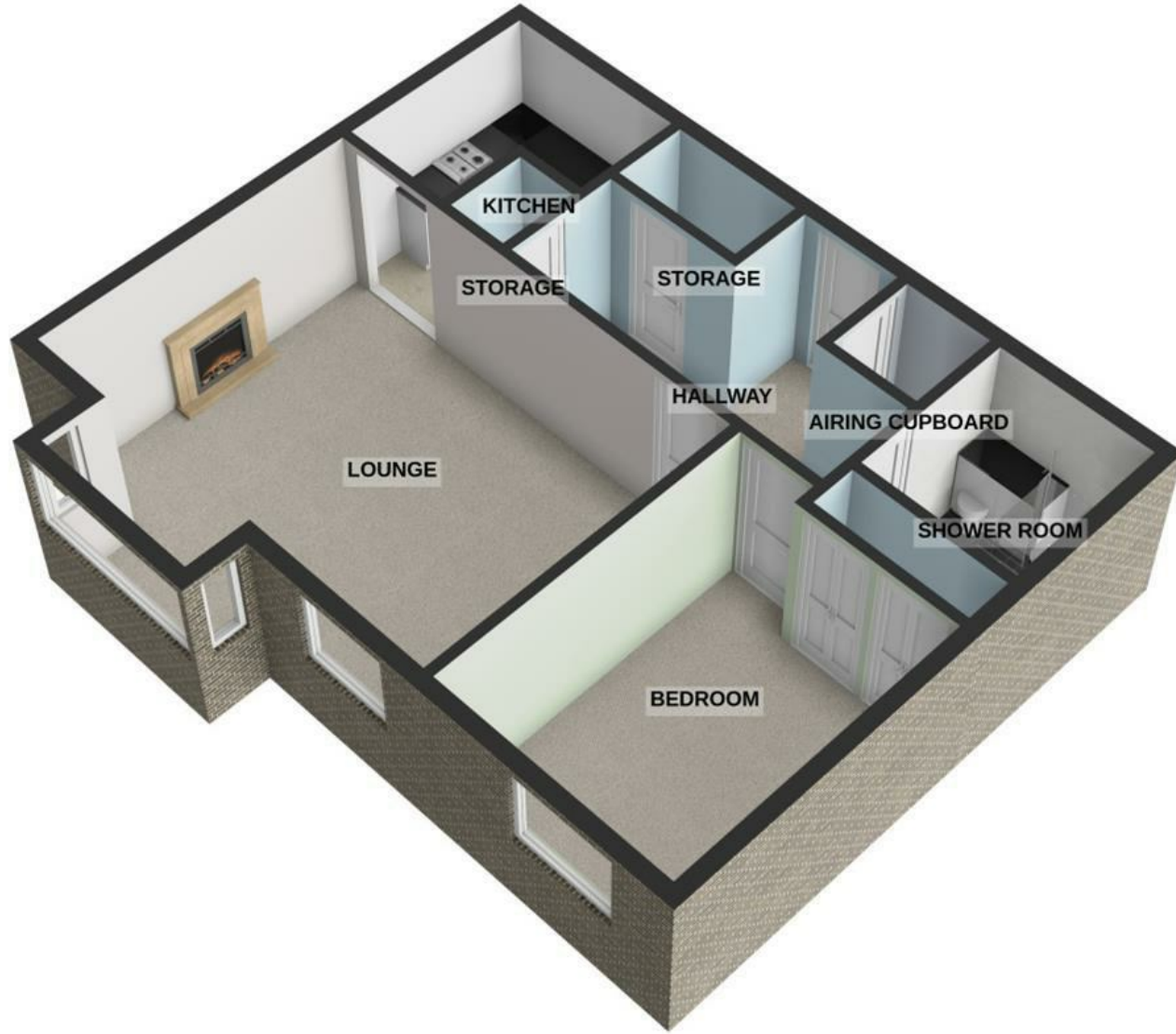


GROUND FLOOR
51.6 sq.m. (556 sq.ft.) approx.



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.
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**OXFORD ROAD, LYTHAM ST. ANNES
FY8 4EB**

ASKING PRICE £80,000

- BRIGHT AND AIRY ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN CENTRAL ANSDELL LOCATION
- WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, FAIRHAVEN LAKE AND ANSDELL & FAIRHAVEN RAILWAY STATION
- LOUNGE - KITCHEN - DOUBLE BEDROOM - MODERN SHOWER ROOM - EXCELLENT STORAGE
- COMMUNAL GARDENS - COMMUNAL LOUNGE AND KITCHEN - COMMUNAL LAUNDRY ROOM - HOUSE MANAGER - ENERGY 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

Intercom to all flats, doors leading into;

Communal Hallway

Door leading into communal lounge with views out onto rear garden, communal kitchen, door leading into the communal laundry room, stairs and lift lead to the upper floors, doors leading into the ground floor apartments.

Entrance to Apartment 15

Letter box and parcel box drop area, solid timber door leading into;

Hallway

Entry phone/warden assistant system, storage heater, three in-built cupboards providing plentiful storage one of which houses the fuse box, electric meter and water heater.

Shower Room

6'6 x 6'4

Two piece white suite comprising of WC and vanity wash hand basin, mains powered shower in large single cubicle with chrome grab rail and folding seat, wall mounted chrome towel heater, extractor fan, part tiled walls/part panelled walls, wall mounted mirror with separate wall mounted light, lino flooring, warden assistance pull chord.

Bedroom

11'5 x 9'3

UPVC double glazed windows to the front, storage heater, warden assistance pull chord, telephone point, inbuilt wardrobe.

Lounge

17'2 x 14'7 into the bay

UPVC double glazed windows to the front, UPVC double glazed bay window to the front, two sets of storage heaters, chrome electric coal effect fire with



marble surround, backdrop and hearth. Archway leading into;

Kitchen

7'7 x 7'2 at widest point

Warden assistance pull chord, range of wall and base units, laminate work surfaces incorporating 'Euro Kera' induction hob with overhead 'Onyx' extractor fan, integrated 'Electrolux' electric oven, stainless steel sink and drainer, tiled to splash backs, space for a fridge freezer, laminate flooring.

Outside

Beautifully kept laid to lawn communal garden areas with tree and shrub borders.

Other details

Oxford Court has a resident House Manager and emergency pull chord system

There is a Guest Suite on the First Floor

Council Tax Band - B (£1,766.00 per annum)

Tenure - Leasehold

Maintenance charge - £238.00 per month

Ground rent: £103.00 per annum

Number of years left on the lease: 980



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

