



**ASHTON VIEW, LYTHAM ST. ANNES
FY8 2AW**

ASKING PRICE £130,000

- IMMACULATELY PRESENTED SECOND FLOOR PURPOSE BUILT RETIREMENT APARTMENT ONE MINUTE WALK FROM ASHTON GARDENS AND ST ANNES TOWN CENTRE
- CONVENIENTLY LOCATED FOR ALL AMENITIES, LOCAL SHOPS AND TRANSPORT LINKS
- DOUBLE BEDROOM - CONTEMPORARY BATHROOM - LARGE LOUNGE WITH BALCONY - KITCHEN
- 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





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 36

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

Hallway

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

Lounge

23'9 x 11' at widest point
UPVC double glazed windows to the front, two wall mounted storage heaters, television, telephone and satellite points, space for table and chairs, coving, UPVC double glazed door leading out on to the balcony which has space for a small table and chairs. The measurements for the balcony are: 7'0 x 3'9. Solid timber door leads into;

Kitchen

8'11 x 7'8
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 with chrome mixer tap, integrated 'Teka' appliances include: electric oven, microwave and fridge freezer, electric hob with illuminated overhead



extractor fan, tiled to splash backs, wall mounted electric heater, recessed spotlights, wood effect vinyl flooring.

Bathroom

7'2 x 6'5 at widest point
Warden assistance pull cord, three piece white suite comprising; WC, vanity wash hand basin and bath with overhead mains powered shower, fully tiled walls, chrome heated towel rail, recessed spotlights, electric shaver point, extractor fan, vinyl flooring.

Bedroom

15'8 x 9'11 at widest point
Large UPVC double glazed tilt and turn window to the front, wall mounted electric heater, fitted wardrobes with matching bedside cabinets and desk, telephone and television points, coving.

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			
(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	

