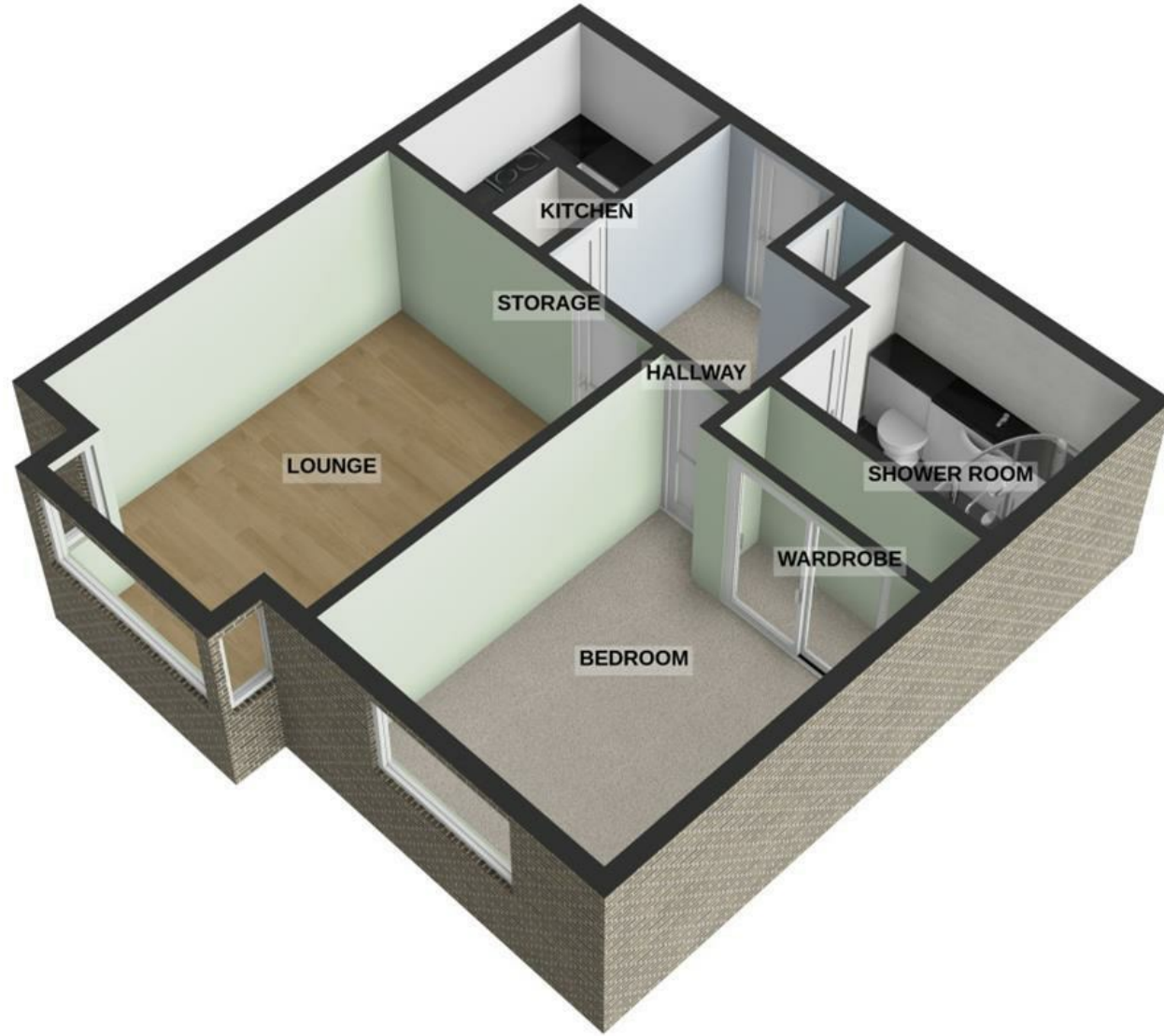


41.3 sq.m. (444 sq.ft.) approx.



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

OXFORD ROAD, LYTHAM ST. ANNES FY8 4EB

OFFERS IN EXCESS OF
£75,000

- WELL PRESENTED FIRST FLOOR PURPOSE BUILT RETIREMENT APARTMENT WITHIN AN INDEPENDENT LIVING DEVELOPMENT IN CENTRAL ANSDELL LOCATION
- WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, FAIRHAVEN LAKE AND ANSDELL & FAIRHAVEN RAILWAY STATION
- LOUNGE WITH SUNNY SOUTH FACING ASPECT - KITCHEN - DOUBLE BEDROOM - SHOWER ROOM - EXCELLENT STORAGE
- SOUTH FACING COMMUNAL GARDENS - COMMUNAL LOUNGE AND KITCHEN WITH SUNNY SOUTH FACING ASPECT - COMMUNAL LAUNDRY ROOM - HOUSE MANAGER - ENERGY 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

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 22

Located at the rear of the building overlooking the south westerly facing communal gardens, entrance gained via timber door leading into;

Hallway

Entry phone, warden alert system, wall mounted electric heater, cupboard housing the hot water cylinder, further cupboard providing storage for coats and jackets, doors leading to the following rooms;

Lounge

17'1 into the bay x 10'6
UPVC double glazed bay window to the rear with sunny outlook, wall mounted electric heater, television and telephone points, space for freestanding electric fire, coving, archway leading into;

Kitchen

7'7 x 7'3 at widest point
Range of wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated appliances include: 'Onyx' electric hob with overhead 'Onyx' extractor hood and 'Onyx' electric oven, space for fridge freezer, part tiled walls, lino flooring.

Shower Room

6'6 x 6'6 at widest point
Three piece suite comprises of; vanity wash hand basin with incorporated WC and mains powered shower in large single cubicle, warden assistance pull



chord, tiled walls, tiled flooring, wall mounted mirror fronted cabinet, large wall mounted mirror with strip light above, wall mounted electric heater, extractor fan, wall mounted towel heater.

Bedroom

15'1 x 9'1
UPVC double glazed window to the rear, wall mounted electric heater, warden assistance pull chord, large fitted wardrobe with mirror fronted sliding doors, matching fitted wardrobe and matching drawers, television point, coving.

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.
Tenure - Leasehold - 962 years remaining
Maintenance Charge - £216.00 per month
Ground Rent £90.00 per annum
Council Tax Band - B (£1,760.00 per annum)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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	