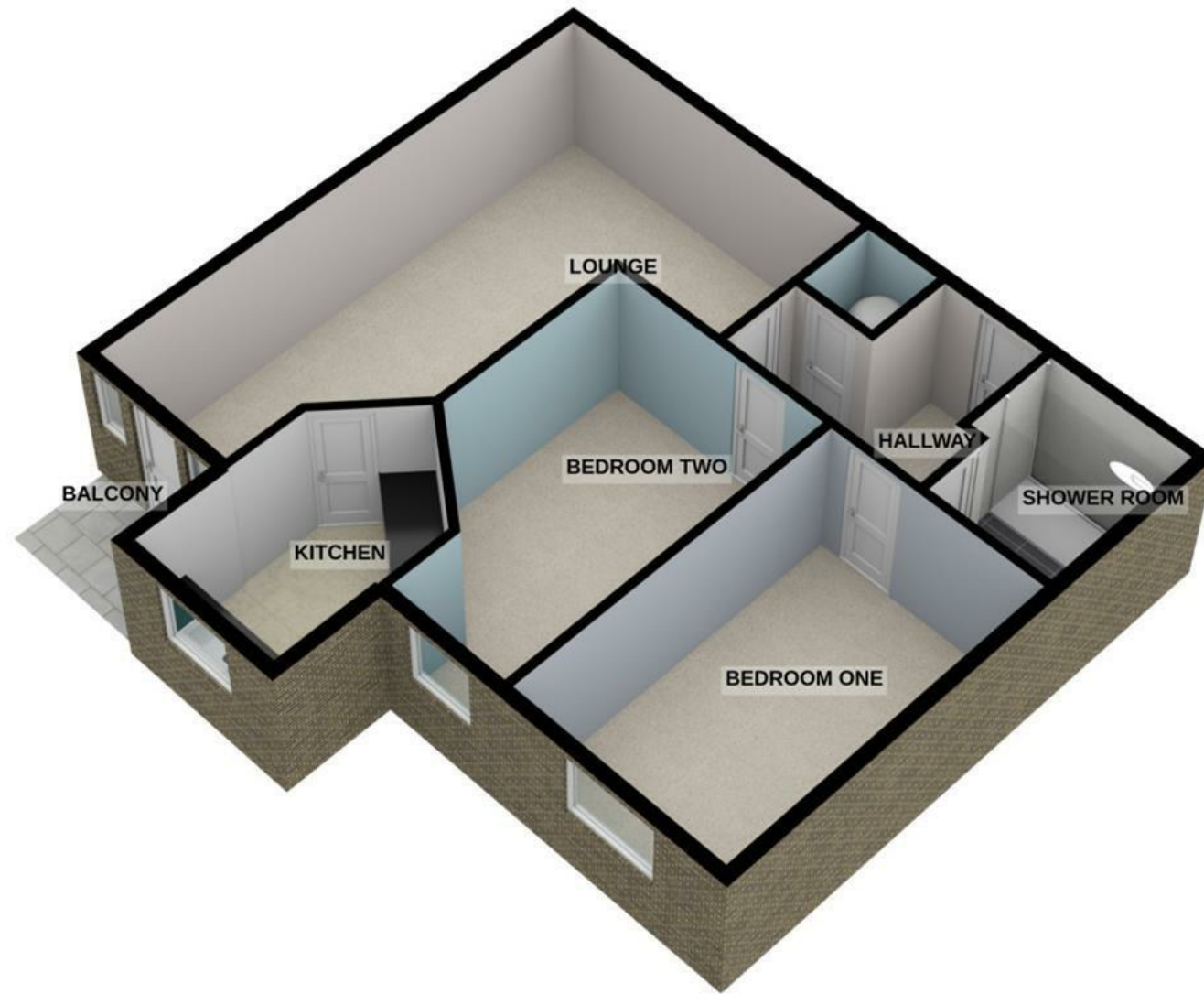


70.7 sq.m. (761 sq.ft.) approx.



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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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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**ST GEORGES ROAD, LYTHAM ST. ANNES
FY8 2AW**

ASKING PRICE £189,950

- BEAUTIFULLY PRESENTED FIRST FLOOR RETIREMENT APARTMENT WITH VIEWS OVER ASHTON GARDENS - NO CHAIN INVOLVED
- TWO DOUBLE BEDROOMS - LARGE L SHAPED LOUNGE WITH BALCONY - FITTED KITCHEN - CONTEMPORARY SHOWER ROOM
- WITHIN A STONES THROW OF ST ANNES TOWN CENTRE, LOCAL SHOPS, GOOD TRANSPORT LINKS, BARS & RESTAURANTS AND WITHIN WALKING DISTANCE OF THE SEA FRONT
- COMMUNAL LOUNGE AND LIFT - HOUSE MANAGER - NO PETS ALLOWED - ENERGY RATING - B



2



1



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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 seating area for the summer months, lift providing access to upper floors.

Entrance to Apartment 14

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

Hallway

Large storage cupboard with shelving housing hot water cylinder, intercom system, emergency pull cord, storage heater, doors leading to all rooms;

Shower Room

7'1 x 5'7

Three piece white suite comprising of; large shower cubicle with overhead mains powered shower, vanity unit with wash hand basin and WC with wall mounted storage cabinet above, vinyl flooring, fully tiled walls, shaver point, wall mounted towel heater, recessed spotlights. emergency pull chord.

Bedroom One

15'9 x 9'2

UPVC double glazed window overlooking Ashton Gardens, wall mounted electric heater, television point.

Bedroom Two

15'9 x 9'1

UPVC double glazed window overlooking Ashton Gardens, wall mounted electric heater.



Lounge

23'10 x 15'

UPVC double glazed door with windows either side leads out onto balcony overlooking Ashton Gardens, TV point, telephone point, wall mounted electric heater, two wall lights, two ceiling lights, space for table and chairs, door leads into;

Kitchen

9'7 x 7'7

UPVC double glazed window overlooking Ashton Gardens, range of wall and base units with laminate work surfaces and under unit lighting, integrated appliances include; stainless steel one and a half bowl sink and drainer, oven/grill, microwave, fridge/freezer, tiled to splash backs, vinyl flooring, wall mounted heater, recessed spotlights.

Communal Facilities

The Ashton View development has a communal lounge and laundry room for residents use, there is a guest room for visitors to stay over and regular activities take place.

Other Details

Tenure - Leasehold (Ground Rent £150 per annum for first 25 years, increasing by 25% each 25 years thereafter). Length of lease 125 years from 1st January 2008.

Tax Band - D (£2,270.00 per annum)

Management Fees - £1, 410.00 every 6 months. - Includes water rates, buildings insurance, landscape maintenance, lift and roof repairs and communal cleaning.

* 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	83	86
(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	