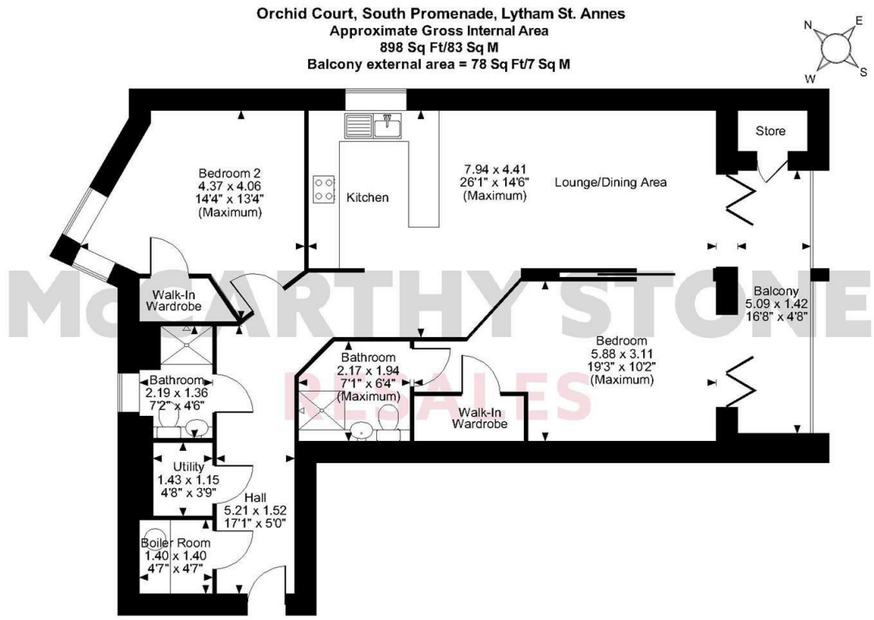
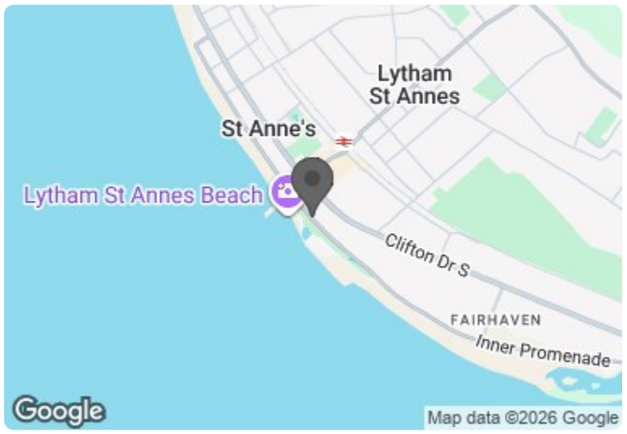
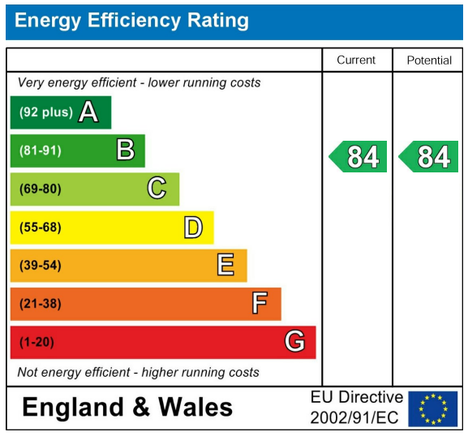
McCarthy Stone
Resales



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8580468/RDG

Council Tax Band: D





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

15 Orchid Court

South Promenade, Lytham St. Annes, FY8 1QF

PRICE REDUCED







PRICE REDUCTION

Asking price £230,000 Leasehold

A TWO BEDROOM TWO BATHROOM SECOND FLOOR open plan APARTMENT with LARGE BALCONY ENJOYING VIEWS across St ANNE'S PROMENADE and BEACH. LOCATED WITHIN 500 METERS of the TOWN CENTRE and TRAIN STATION. A sought after McCarthy Stone development for the OVER 60'S.

THE PROPERTY HAS BEEN RE-DECORATED AND DEEP CLEANED THROUGHOUT

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Orchid Court, South Promenade, Lytham St.

2 Bed | £230,000

PRICE REDUCED

Orchid Court
Orchid Court was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The communal resident's lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 or over.

Local Area
Situated in the Fylde district of Lancashire, Orchid Court is located in the seaside town of Lytham St Anne's. Lytham St Anne's is famous for its golf courses, Royal Lytham & St Anne's golf club being one example which is one of the courses for the Golf Open Championships, approximately one mile from our development.

Located on South Promenade and next to the Dalmeny Hotel, the development overlooks the sea front and has views over the Ribble Estuary and is within close proximity to St Anne's Pier. Lytham has a number of places for eating and drinking, with a great variety of cafes and restaurants, there is also a mix of shops and amenities including banks, mini-markets and a pharmacy within just 500 meters of Orchid Court. Lytham St Anne's Train station is easily accessible being approximately half a mile from the development and a bus stop approximately 150 meters from the development.

Entrance Hall
The apartment is entered through the front door which has a spy hole and letter box. The 24-hour Appello emergency response pull cord system, Illuminated lights and smoke detector are situated in the hall area of this open plan apartment. There are doors to a cupboard/airing cupboard, housing the hot water tank and being plumbed for a washer / dryer. Further doors lead to the bedroom and bathroom.

Lounge
A spacious lounge area with bi-folding doors leading out to a balcony with views toward the promenade and sea front. Additionally, there is a upvc picture window offering further views. There is ample space for dining. Two ceiling lights, power points, TV/Satellite aerial point, telephone point. The open plan lounge leads onto the kitchen.

Kitchen
Fully fitted kitchen with open plan aspect to the lounge. UPVC window to side offering views. Well-equipped modern floor and wall mounted units with chrome handles and under counter lighting. A solid wood worktop with stainless steel sink with mono lever tap and drainer. Integrated appliances include a Neff easy access oven, Bosch fridge-freezer and ceramic hob with extractor hood over. Tiled splashbacks.

Bedroom
A bright and airy bedroom with ceiling lights, TV and phone point and ample power points. The bedroom benefits from bi-folding doors which lead out onto the balcony. Sliding connecting door to the lounge. A separate door leads to a walk-in wardrobe housing shelving and hanging rails. Door leads to en-suite shower room.

En suite Bathroom
Fitted and fully tiled wet-room with a level access shower cubicle with thermostatic control and glass screen. WC, vanity unit with inset wash hand basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

Bedroom Two
A bright and airy bedroom with ceiling lights, TV and phone point and ample power points. Two UPVC dual aspect windows and a large walk-in wardrobe housing shelving and hanging rails.

Bathroom
Fitted and fully tiled wet-room with a level access shower cubicle with thermostatic control and glass screen. WC, vanity unit with inset wash hand basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge: £4,591.51 for financial year ending 30th Jun 2027

Parking Permit Scheme- Subject to availability
The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the on-site Manager for availability.

Lease Information
Lease: 999 Years from January 2016
Ground rent: £495 per annum
Ground rent review date: January 2031
Managed by: McCarthy and Stone Management Services

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage











