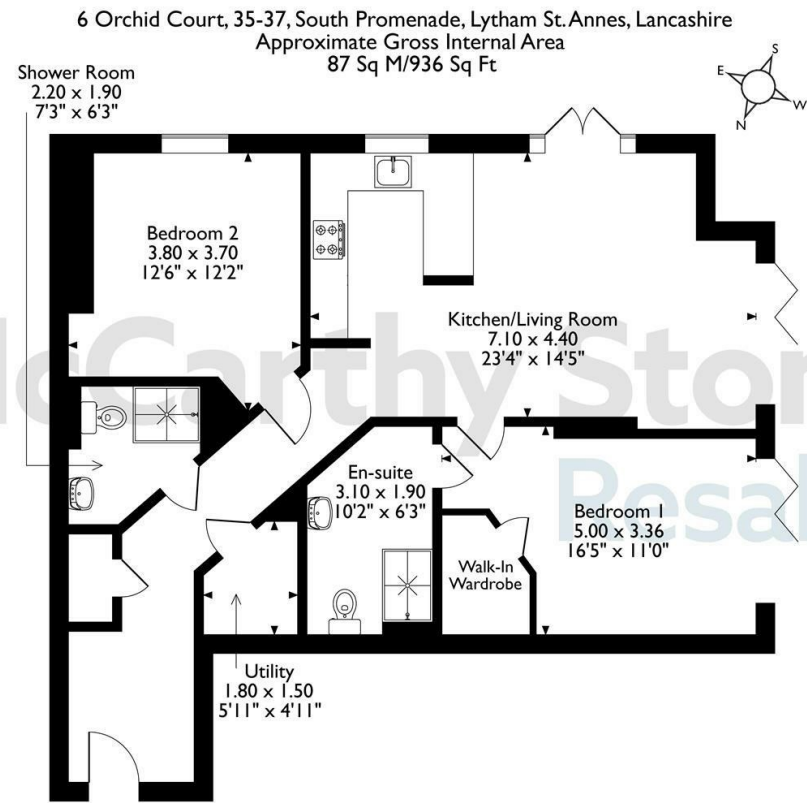


**6 Orchid Court**

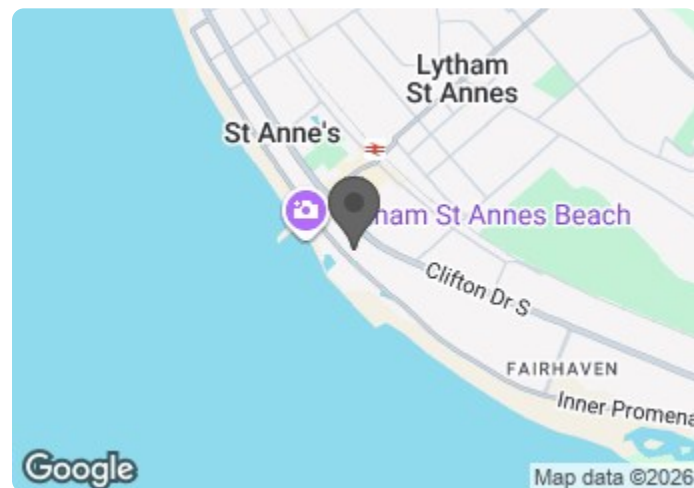
35-37 South Promenade, Lytham St. Annes, FY8 1QF



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Asking price £295,000 Leasehold**

A VERY WELL PRESENTED GROUND FLOOR 2 BEDROOM APARTMENT with a spacious walk out SEA FRONT PATIO AREA, within walking distance of the PROMENADE and ST ANNES PIER, the development also benefits from a large communal SUN TERRACE taking in views as far as the LAKE DISTRICT, BLACKPOOL AND SOUTHPORT.

**Call us on 0345 556 4104 to find out more.**

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

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Registered in England and Wales No. 10716544



# Orchid Court, 35-37 South Promenade, Lytham St. Annes

2 Bed | £295,000

## Local Area

Orchid Court is situated in the Fylde district of Lancashire, 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 Orchid Court. 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 stylish cocktail bars, traditional pubs and a stunning variety of cafes and restaurants, there is also a mix of traditional shops and high street retail shops. Lytham St Anne's is easily accessible by train, bus services and local transport.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and additional separate utility room with plumbing for a washing machine appliance supplied. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Open plan from hallway into lounge with doors leading to the bedrooms and bathroom.

## Lounge

A spacious lounge with the benefit of patio doors leading to a private patio area. There is ample space for dining table and chairs and a feature electric fire and surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, Amteko LVT flooring fitted and raised electric power sockets. The lounge opens up to the kitchen and there is an additional feature sliding integral door to the main bedroom.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above which overlooks communal grounds. Electric oven,

four-ring electric hob with extractor hood above with integrated fridge/freezer and dishwasher.

## Bedroom One

A generously sized master bedroom with the benefit of bi-folding doors to the private patio area. With walk in wardrobes, TV and telephone points, Sky/Sky+ connection point, two ceiling lights, raised electric power sockets. A door leads to the en-suite shower room and a sliding door giving access to the lounge.

## En-suite Shower Room

Fully tiled and fitted with modern suite comprising of level access double shower with glass screen. Low level WC, vanity unit with wash basin and mirror above with LED lighting. Shaving point, electric heater and extractor fan.

## Bedroom Two

Double second bedroom which could be used for dining, with floor to ceiling double glazed window allowing in plenty of natural light. Ceiling light, fitted carpets and raised electric power socket.

## Bathroom

Fully tiled and fitted with modern suite comprising of walk-in shower cubicle with overhead shower, WC, vanity unit with sink and mirror above with LED lighting.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge: £4,182.67 for financial year ending 30th Jun 2026

## Car Parking (Permit Scheme)subject to availability

Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site 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

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information check our webpage additional services or speak with our Property Consultant.

- Full Fibre Broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage

