

48.5 sq.m. (522 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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SOUTH PROMENADE, LYTHAM ST. ANNES
FY8 1QF

ASKING PRICE £190,000

- IMMACULATELY PRESENTED GROUND FLOOR APARTMENT WITHIN AN OVER 60S RETIREMENT DEVELOPMENT LOCATED ON ST ANNES SEA FRONT - NO CHAIN INVOLVED
 - A SHORT WALK TO THE BEACH, TOWN CENTRE, LOCAL SHOPS, LIBRARY & TRANSPORT LINKS
- DOUBLE BEDROOM WITH LARGE WALK IN WARDROBE - OPEN PLAN KITCHEN/LOUNGE/ENTRANCE HALLWAY - MODERN THREE PIECE BATHROOM - SOUTH FACING PRIVATE PATIO AREA WITH STORAGE CUPBOARD
 - ROOF TERRACE & SUN ROOM LOCATED ON THE TOP FLOOR - LIFT - SCOOTER STORAGE ROOM

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Communal Entrance Area

Accessed via a security entry system. In the communal entrance area are the house managers office which is open during working hours, stairs and two lifts lead to all floors, door leading out to the car park, refuse room, double doors lead to the communal lounge/kitchen and bearing to the right will take you to this apartment.

Residents Lounge and Kitchen

Tastefully decorated and spacious lounge area with television, communal kitchen leading off the lounge. The communal resident's lounge provides a great space to socialise with friends and family. Friends and relatives can extend their stay by booking into the development guest suite (usually for a fee and subject to availability).

Entrance to Flat 5

Located at the side of the building, entrance is gained via solid timber internal door leading into;

Entrance Hallway

Warden alert system, secure entry door system with intercom, cupboard housing 'Gledhill' hot water cylinder, fuse box and meters which also provides plentiful storage space, doors to the shower room and bedroom.

The hallway opens up into the kitchen and lounge.

Kitchen

10'2 at widest point x 8'6
Range of contemporary wall and base units with under unit lighting, wood effect laminate work surfaces, stainless steel sink and drainer, overhead illuminated extractor hood, integrated appliances include; 'Neff' induction hob, 'Neff' electric oven, 'Indesit' washer dryer and fridge freezer, ceiling extractor vent, laminate flooring.



Shower Room

7'8 at widest point x 5'4 at widest point
Three piece suite comprising of; large walk in electric shower, vanity wash hand basin and WC, heated towel rail, wall mounted illuminated mirror, extractor fan, warden alert pull cord, tiled walls and flooring.

Lounge

17'5 x 10'4
UPVC double glazed bi-folding door to the side, television, satellite and telephone points, ceiling extractor vent, set of ceiling lights.

Bedroom

11' x 10'6
UPVC double glazed bi-folding door to the side, television and telephone points, door leading into walk in wardrobe.

Communal Facilities

Communal facilities include; house manager, lounge and kitchen area, guest suite, scooter storage room, a lovely roof terrace with panoramic views of the coast and sun room situated on the top floor.

Outside

Spacious private patio area to the side overlooking the communal gardens ideal for sitting out on and enjoying the sun. Off the patio area is a large storage cupboard perfect for storing patio furniture. To the front and side of the building are residents and visitors parking spaces.

Other Details

Tenure: Leasehold
Number of years left on the lease: 990
Ground Rent: £425.00 per annum
Service Charge: £2,744.00 per annum up to 30/06/2025
Council Tax Band: C



The service charges includes:

- Communal gardens window cleaning
 - 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
 - Cost of the house manager
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- EPC rating: B
 - Ultra fast broadband available
 - Parking is subject to availability, there are spaces currently available - cost TBC. Permits are available on a first come first served basis.



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