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.

The Propert Ombudsman

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ST GEORGES ROAD, LYTHAM ST. ANNES FY8 2AW

ASKING PRICE £170,000

- IMMACULATELY PRESENTED SECOND FLOOR PURPOSE BUILT RETIREMENT APARTMENT JUST A SHORT WALK FROM ASHTON GARDENS AND ST ANNES TOWN CENTRE - OFFERED WITH NO CHAIN
- CONVENIENTLY LOCATED FOR ALL AMENITIES, LOCAL SHOPS AND TRANSPORT LINKS
- TWO DOUBLE BEDROOMS - CONTEMPORARY SHOWER ROOM - SPACIOUS LOUNGE - BREAKFAST KITCHEN
- COMMUNAL LOUNGE & KITCHEN - COMMUNAL GARDEN TERRACE - HOUSE MANAGER - LIFTS - NO PETS ALLOWED

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Communal Entrance
Double opening doors with opaque glazed panels leading into:

Communal Porch
Tiled flooring, letter boxes, secure timber door with opaque panels leading into:

Communal Hallway and Lounge
Tiled flooring, communal lounge with kitchen and outside garden terrace for the summer months, lifts and stairs providing access to upper floors.

Entrance to Apartment 41
Located on the second floor at the rear of the building, solid timber entrance door leads into:

Hallway
Intercom, warden assistance pull cord, cupboard housing the hot water cylinder which also provides plentiful storage, wall mounted storage heater, doors lead to the following rooms:

Lounge
20'05 x 11'07
Spacious lounge with UPVC double glazed windows to the rear and further window to the side allowing plentiful light, modern wall mounted electric coal effect fire, high gloss built in corner cabinets, space for dining table and chairs, telephone and television points, wall mounted storage heater, door leads to:

Breakfast Kitchen
13'00 x 7'04
Comprehensive range of wall and base units with laminate work surfaces and under unit lighting, integrated appliances include: 'Smeg' four ring electric hob with 'Bosch' overhead extractor fan, 'Kuppersbush' electric oven with grill and built-in microwave, fridge and freezer, 'Bosch' washing machine, composite one and half bowl sink with drainer, space for table and chairs, tiled to splashbacks, laminate flooring, recessed spotlights, wall mounted fan heater.

Bedroom One
15'09 x 9'02
UPVC double glazed window to the rear, fitted wardrobes with matching drawers and bedside cabinets, wall mounted storage heater, television point.

Bedroom Two
11'08 x 8'02
UPVC double glazed window to the rear, fitted wardrobes with matching drawers and bedside cabinets, television point.

Shower Room
7'01 x 5'07
Contemporary three piece white suite comprising of: large walk in shower cubicle with mains plumbed shower, vanity wash handbasin and WC with high gloss cabinets, extractor fan, wall mounted heated towel rail, wall mounted fan heater, recessed spotlights, fully tiled walls and floor.

Communal Facilities
The Ashton View development has a communal lounge and outside garden terrace for the summer months, a laundry room for residents use, plus a guest room for visitors to stay over for an additional charge. Regular activities take place in the communal lounge.

Other Details
Tenure: Leasehold - length of lease 95 Years

Management fee: £3,200 per annum this includes: building maintenance, buildings insurance, house manager, water rates, communal gardens and communal cleaning, window cleaning, bin collection.

Ground Rent: Approx £120.00 per annum

Council Tax Band: D
Energy Rating: TBC

Please note: Pets are not permitted within the development.

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.

