



SOUTH PROMENADE, ST ANNES, FY8 1NP

£110,000

- WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN MUCH SOUGHT AFTER SEA FRONT LOCATION WITH SEA VIEWS
- CLOSE TO ST ANNES SQUARE & TRANSPORT
- LARGE DOUBLE BEDROOM - SHOWER ROOM - LARGE LOUNGE WITH PATIO DOORS - KITCHEN
- COMMUNAL LOUNGE / KITCHEN - OFF ROAD PARKING ON A FIRST COME FIRST SERVE BASIS

 X 1
  X 1
  X 1
  X 0
  X 0
  Shared garden



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 of them.

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY

T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Communal Entrance

Double doors lead into;

Communal Porch

Intercom to all flats, double doors to;

Communal Lounge

Spacious communal lounge providing sea views from all windows. Communal kitchen for use with visitors. Lift and stairs to all floors.

Entrance to Flat 8

Located on the ground floor, door leading into;

Hallway

Intercom system, emergency pull cord, storage cupboard housing consumer unit, meters and water cylinder, doors leading to the following rooms;

Bedroom 17'4 x 9'1 (5.28m x 2.77m)

Bright and spacious room with UPVC double glazed window to front, fitted mirror fronted wardrobes, telephone point, storage heater



Lounge 19'9 x 10'8 (6.02m x 3.25m)

Another bright and spacious south facing room looking out on to the promenade, dunes and sea. UPVC double glazed patio doors leading out to front communal garden, storage heater, television and telephone points, emergency pull cord, double opening doors leading into;

Kitchen 7'6 x 7'1 (2.29m x 2.16m)

UPVC double glazed window to front, range of fitted wall and base units with laminate work surfaces, tiled to splash backs, stainless steel sink and drainer, integrated electric oven, four ring electric hob with overhead illuminated extractor, space for low level fridge/freezer, vinyl flooring, overhead electric heater.

Shower Room 6'9 x 5'7 (2.06m x 1.70m)

Three piece suite comprising of vanity wash hand basin, shower cubicle and WC, fully tiled walls, overhead heater,



Guest Room

There is a Guest Room available for friends and visitors at a cost of approximately £18.00 per night for single occupancy or £20.00 per night for couple occupancy.

Laundry Room

There are two washing machines and two tumble dryers to the Laundry Room which are available free of charge to residents.

Refuse Room

Refuse room for bin storage.

Storage Room

On the Fourth Floor there is a designated storage locker in the Communal Storage Room.

Outside

Parking space to the front of the building on a first come first serve basis. To the rear of the property there is a well established rear garden.



Other Details

Tenure - Leasehold
Tax Band - D (£2,025.59 per annum, £1,524.00 for single occupancy)
Management Charges - £1,100.92 paid twice a year - Ground rent is 330.00 per annum
There is an on-site house manager.

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