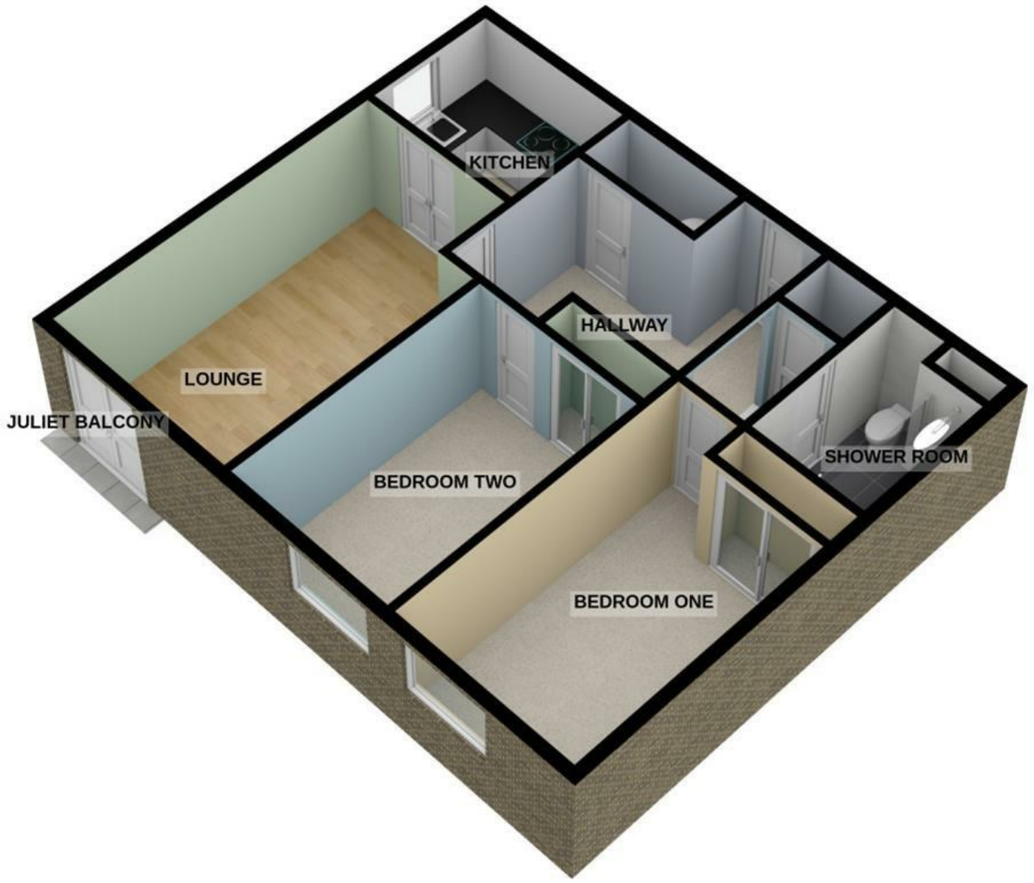
64.4 sq.m. (693 sq.ft.) approx.



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.

The Propert Ombudsman

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COUNTY
Estate Agents

St. Annes 01253 711511



103-107 SOUTH PROMENADE, LYTHAM ST. ANNES

ASKING PRICE £139,500

- WELL PRESENTED TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN MUCH SOUGHT AFTER SEA FRONT LOCATION WITH SEA VIEWS
- TWO DOUBLE BEDROOMS - SHOWER ROOM - SPACIOUS LOUNGE WITH PATIO DOORS LEADING TO JULIET BALCONY - KITCHEN
- CLOSE TO ST ANNES SQUARE & TRANSPORT LINKS
- COMMUNAL LOUNGE / KITCHEN - COMMUNAL LAUNDRY ROOM - HOUSE MANAGER - OFF ROAD PARKING ON A FIRST COME FIRST SERVE BASIS - ENERGY RATING: C

2 1 1














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 17
Located on the first floor and to the side of the building.

Solid timber door leading into;

Hallway
Freestanding electric heater, intercom and warden assistance unit, inbuilt mirror fronted wardrobe, cupboard housing the hot water cylinder which also provides plentiful storage space, cupboard which provides further storage space and houses the fuse box and electric meter.

Shower room
6'9 x 5'6
Three piece white suite comprising: WC and vanity wash hand basin, mains powered shower in large glazed cubicle with tray and grab rail, chrome wall mounted towel heater, extractor fan, wall mounted mirror fronted cabinet, full panelled walls and ceiling, wood effect tiled flooring.

Doors leading to the following rooms;

Bedroom
15'8 to the widest point x 9'2
UPVC double glazed windows to the front, inbuilt mirror fronted wardrobe, fitted set of drawers, warden assistance cord, chrome wall mounted light fittings, telephone point, television point, skirting boards, coving.

Bedroom Two
13'5 x 7'1
UPVC double glazed windows to the front, warden assistance cord, freestanding electric heater, television point, skirting boards, coving.

Lounge
16'10 x 11'3 at widest point
UPVC double glazed doors to the front which open up to a Juliet balcony, warden assistance pull cord, electric living flame effect fire with wooden surround and backdrop, television point, skirting boards, coving.

Solid timber single frosted glazed doors leading into;

Kitchen
9'0 at widest point x 5'7 at widest point
UPVC double glazed window to the rear, range of wall and base units with set of drawers, ' Schott Ceran ' induction hob, 'integrated ' Beko ' oven, sink and drainer with mixer tap, laminate work surfaces, space for fridge freezer, part tiled walls.

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: 125 years left on the lease
Council Tax Band: D
Management Charge - £1,851.75 paid every 6 months
Ground Rent - £376.96 paid every 6 months
There is an on-site house manager.

