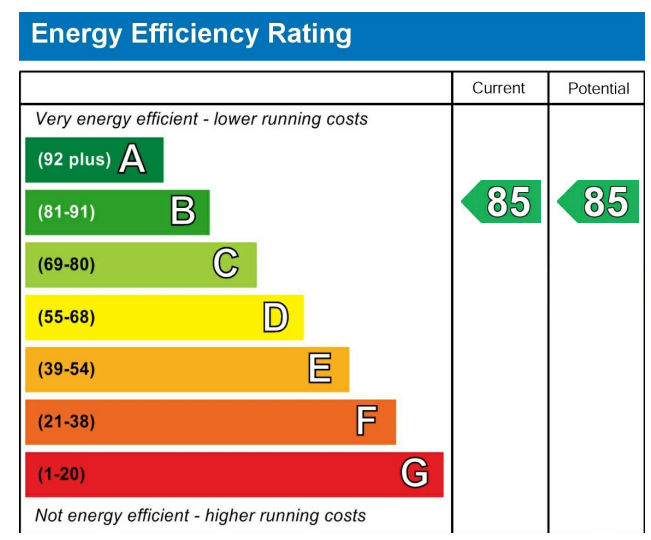


COUNCIL TAX BAND: D



## McCARTHY STONE RESALES

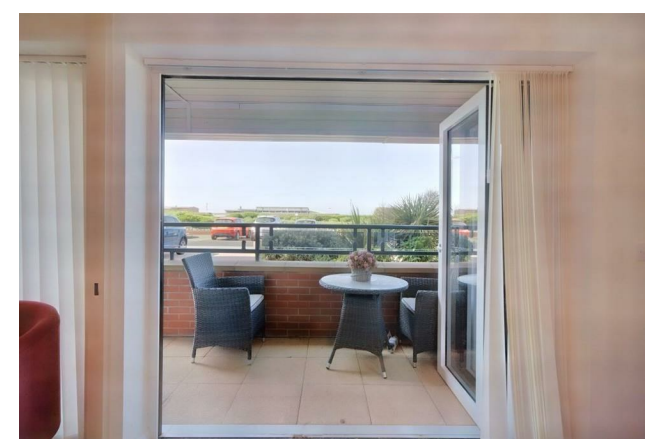
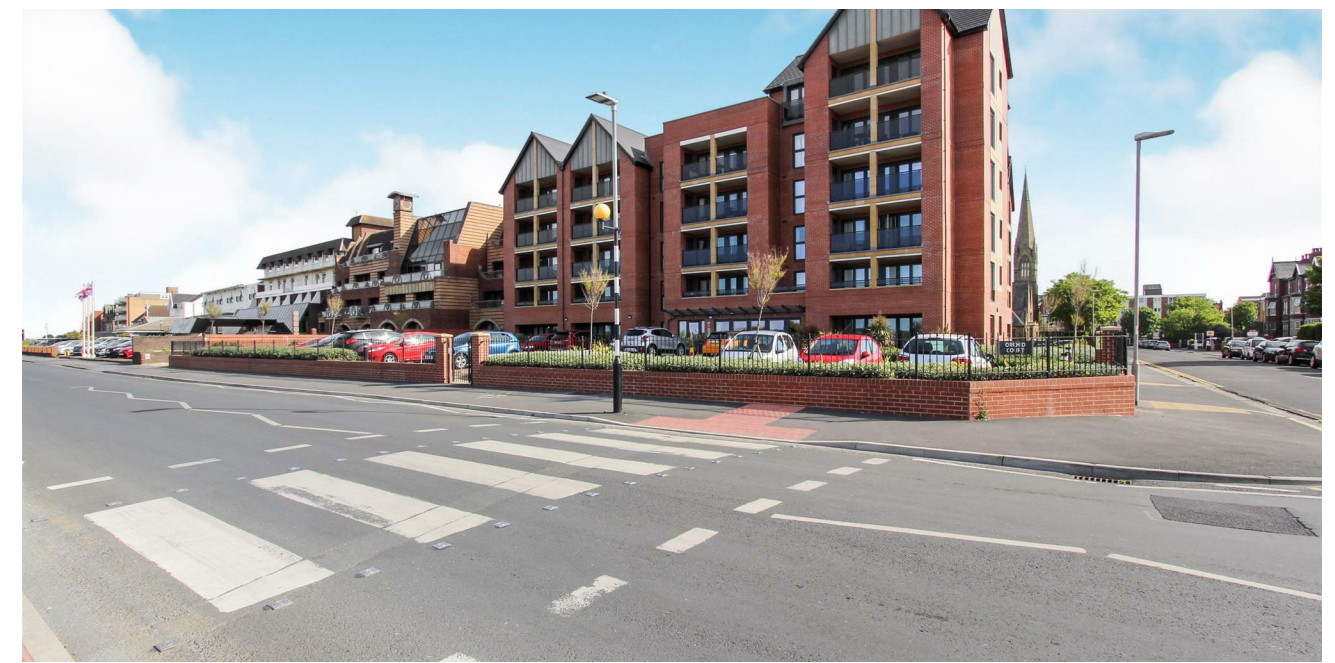
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## McCARTHY STONE RESALES

### 1 ORCHID COURT 35-37 SOUTH PROMENADE, LYTHAM ST. ANNES, FY8 1QF



A TWO BEDROOM GROUND FLOOR open plan style APARTMENT with PATIO with aspect to ST ANNE'S PROMENADE and BEACH. LOCATED close to the TOWN CENTRE and TRAIN STATION. A sought after age exclusive McCarthy Stone development for the OVER 60'S.

PRICE REDUCTION  
**ASKING PRICE £255,000 LEASEHOLD**

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# ORCHID COURT, 35-37 SOUTH

## ORCHID COURT

Orchid Court was built and designed by McCarthy & Stone for retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## 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. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms and bathroom.

## LOUNGE

A spacious lounge with the benefit of patio doors leading to a balcony area. There is ample space for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. The lounge opens up to the kitchen and there is an additional feature sliding integral door to the 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. Electric oven, four-ring electric hob with extractor hood above and integrated fridge/freezer, washing machine and dishwasher.

## BEDROOM ONE

A generously sized master bedroom with westerly facing window. Walk in wardrobe with plentiful shelving and rails for storage. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. A door leads to the en-suite shower room.

## 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



# 2 BEDROOMS £255,000

LED lighting. Shaving point, electric towel radiator and extractor fan.

## BEDROOM TWO

Double second bedroom with the benefit of bi-folding doors to the patio area and sliding door into the lounge. This room could also be used for dining or other purposes. Ceiling light, fitted carpets and raised electric power socket.

## BATHROOM

Fully tiled and fitted with modern suite comprising of level access shower , WC, 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.

Service charge £4,116.00 per annum (for financial year end 30th June 2025)

## 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.

## LEASEHOLD INFORMATION

999 years from 2016

Ground rent: £495

Ground rent review: Jan 2031

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

