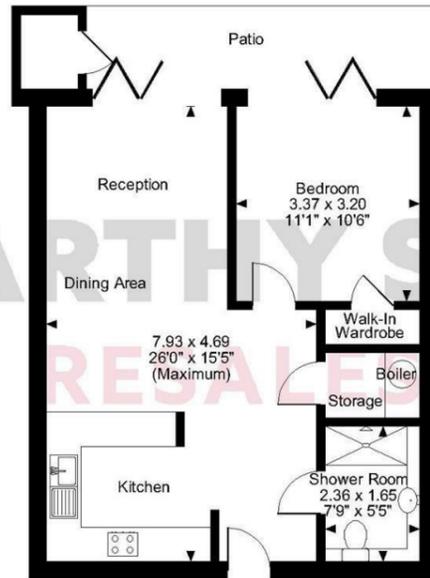
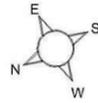


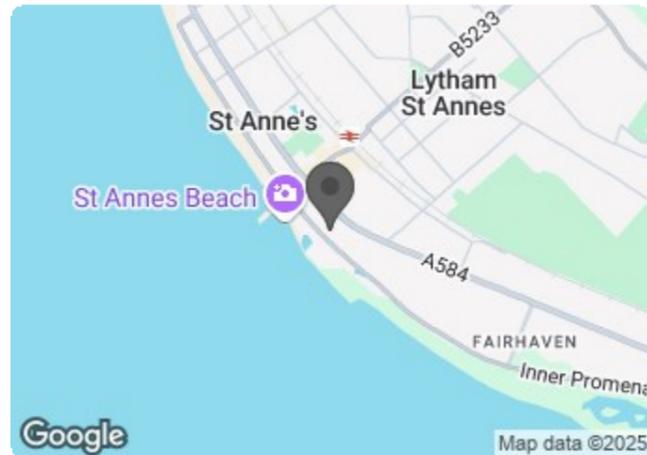
Orchid Court, South Promenade, Lytham St. Annes  
 Approximate Gross Internal Area  
 556 Sq Ft/52 Sq M  
 Quoted Area Excludes 'External C/B'



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8617123/RDG

Council Tax Band: C



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	

## 5 Orchid Court

35-37 South Promenade, Lytham St. Annes, FY8 1QF



## Asking price £220,000 Leasehold

Welcome to this charming retirement apartment located at 35-37 South Promenade in the picturesque Lytham St. Annes. This lovely property features 1 reception room, 1 bedroom, and 1 bathroom, making it a cosy and comfortable living space for those over 60. Situated in a prime location, this apartment offers a peaceful and relaxing environment for you to enjoy your retirement years. Don't miss out on this wonderful opportunity to make this apartment your new home!

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# 35-37 South Promenade, Lytham St. Annes

## 1 bed | £220,000

### MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Summary

Orchid Court, constructed by McCarthy & Stone, is specifically designed for retirement living. The complex comprises 36 one and two-bedroom apartments for individuals over 60. An on-site House Manager and a 24-hour emergency call system, accessible via a personal pendant alarm and bathroom call points, ensure residents' safety.

This apartment boasts a fully fitted kitchen and shower room. The development features a Homeowners' lounge, landscaped gardens, and a guest suite for visitors (subject to additional charges). A car parking permit scheme is available; availability can be confirmed with the House Manager.

Located in the Fylde district of Lancashire, in the coastal town of Lytham St Anne's, Orchid Court is renowned for its proximity to prestigious golf courses, including the Royal Lytham & St Anne's Golf Club, a venue for the Golf Open Championships. Situated on South Promenade adjacent to the Dalmeny Hotel, the development offers seafront views across the Ribble Estuary and is near St Anne's Pier. Lytham boasts a variety of dining and drinking establishments, from chic cocktail bars and traditional pubs to a diverse array of cafes and restaurants,

alongside a blend of quaint shops and mainstream retail outlets. Lytham St Anne's is well-connected via train, bus, and local transport services.

Purchasers must comply with the age requirement of being 60 years or older.

### Entrance Hall

The front door, equipped with a spy hole, opens to a spacious entrance hall where the 24-hour Tunstall emergency response pull cord system is installed. Off the hallway lies a door to a walk-in storage cupboard/airing cupboard. The hall features illuminated light switches, a smoke detector, and an apartment security door entry system with intercom, along with an emergency pull cord. Doors from the hall provide access to the bedroom and bathroom. The hallway extends into an open-plan kitchen and living room, with bifold doors that open out to a sheltered private patio area.

### Lounge

The room features TV and telephone points, two ceiling lights, and fitted carpets with raised electric power sockets. Bifold doors open up to a delightful, sheltered, and private outdoor living area.

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom One

The bedroom boasts a walk-in wardrobe, ceiling lights, and connections for a TV and phone. It also features bifold doors that fold away, seamlessly integrating the indoor space with the outdoors.

### Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

### 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2,744.00 per annum for financial year end 30/06/2025.

### Car Parking (Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Information & Services

- Ultra Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Leasehold information

Lease length: 999 year from January 2016

Ground rent review: Jan-31

Ground rent: £425

