



McCarthy & Stone

RESALES



4 Orchid Court 35-37 South Promenade, Lytham St. Annes, FY8 1QF
Asking price £180,000 Leasehold

For further details
please call 0345 556 4104

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A WELL PRESENTED SOUTH FACING GROUND FLOOR APARTMENT SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT.

Orchid Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. 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 laundry room, 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Situated in the Fylde district of Lancashire, our new development is 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 our development.

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 storage cupboard/airing cupboard housing the hot water tank. Illuminated light switches and smoke detector.

Lounge

A spacious south facing lounge with bi-folding doors leading out to a terrace overlooking across the promenade towards sea front. There is ample space for dining. Triple ceiling lights, power points, TV/Satellite aerial point, telephone point. The open plan lounge leads onto the kitchen.

Outside Terrace

Walk out terrace with door off to a very useful outside storage unit.

Kitchen

Fully fitted kitchen with open plan aspect to the lounge. Well-equipped modern low and eye level units and drawers with worktop and chrome handles. Stainless steel sink with mono lever tap and drainer. Integrated Neff oven and ceramic hob and hood with extractor fan and integrated Bosch fridge-freezer. Plumbed for a washing machine. Plumbed for a dishwasher.

Bedroom

South facing bedroom benefiting from bi-folding doors leading out to terrace. Ceiling lights, TV and phone point. Door leading to walk in wardrobe housing shelving and hanging rails.

Bathroom

Fitted and fully tiled wet-room with open level access shower cubicle with thermostatic control and glass screen. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

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.

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.

Leasehold Information

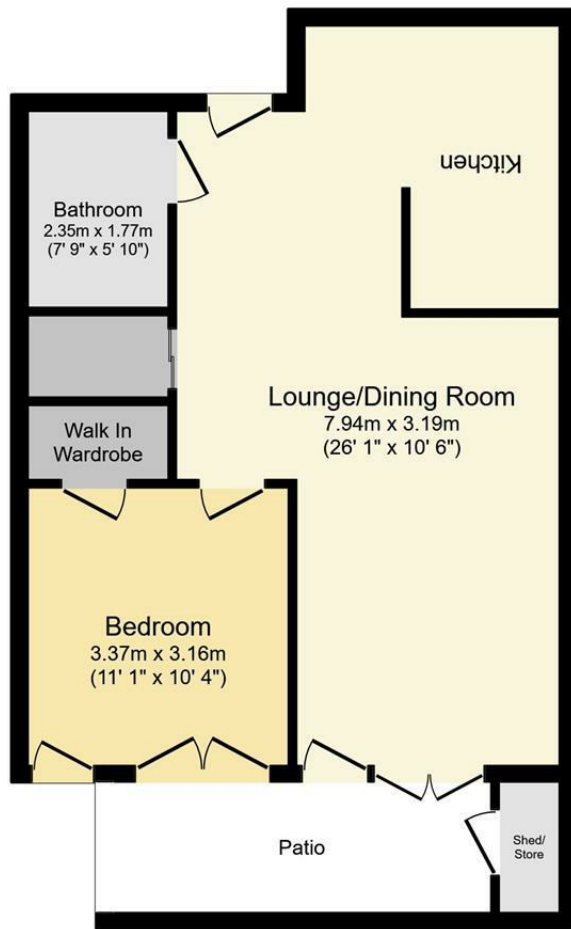
Lease Length: 999 Years from January 2016

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 or over.







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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