

32 Orchid Court

South Promenade, Lytham St. Annes, FY8 1QF

PRICE
REDUCED



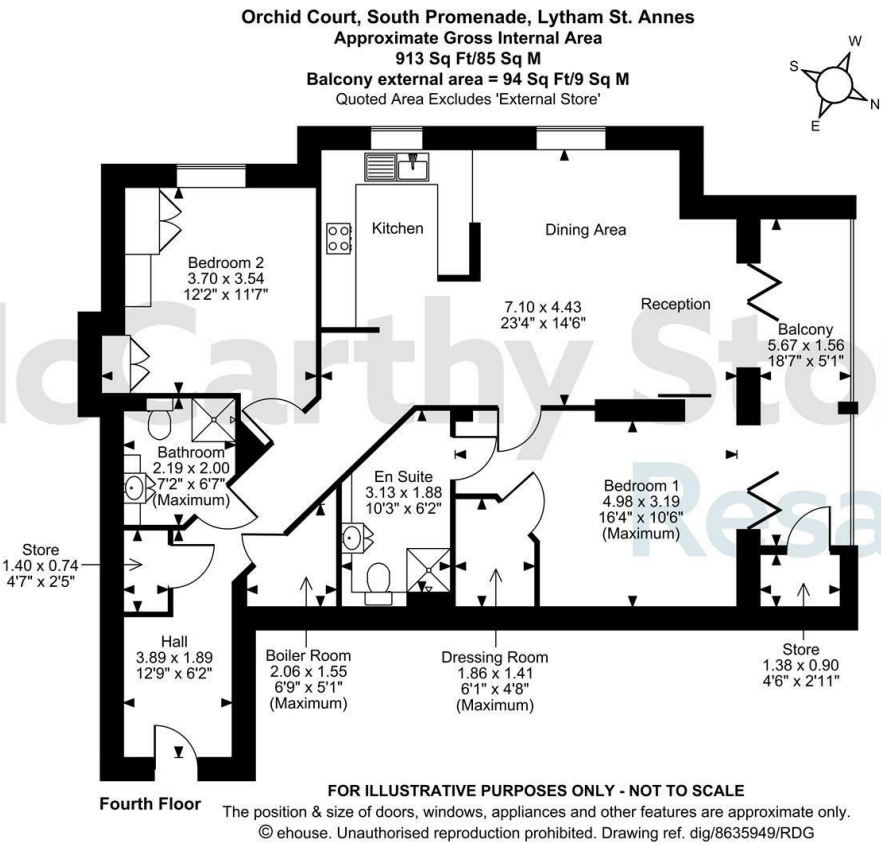
PRICE REDUCTION

Asking price £310,000 Leasehold

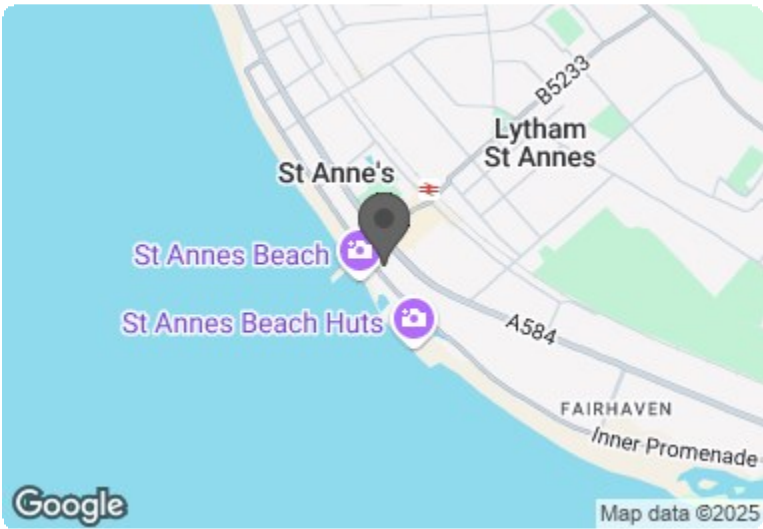
A beautifully presented two bedroom, two bathroom, SOUTH FACING retirement apartment, situated on the fourth floor. LARGE BALCONY ENJOYING VIEWS across St ANNE'S PROMENADE and BEACH from the living room and bedroom.


Call us on 0345 556 4104 to find out more.

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



Council Tax Band: D



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		

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Orchid Court, South Promenade, Lytham St.

2 Bed | £310,000

Orchid Court

Orchid Court was built by McCarthy Stone and 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 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 communal resident's 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 or over.

Local Area

Situated in the Fylde district of Lancashire, Orchid Court 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 a great variety of cafes and restaurants, there is also a mix of shops and amenities including banks, mini-markets and a pharmacy within just 500 meters of Orchid Court. Lytham St Anne's Train station is easily accessible being approximately half a mile from the development and a bus stop approximately 150 meters from the development.

Entrance Hall

The apartment is entered through the front door which has a spy hole and letter box. The 24-hour Appello emergency

response pull cord system, illuminated lights and smoke detector are situated in the hall area of this open plan apartment. There are doors to a cupboard/airing cupboard, housing a freestanding washer/dryer and the hot water tank. Further doors lead to the bedrooms and bathroom.

Lounge

A bright open plan living room with double glazed opening doors leading to a spacious, south facing balcony providing views toward the promenade and sea front. There is ample space for dining. Two ceiling lights, power points, TV/Satellite aerial point, telephone point.

Kitchen

Fully fitted kitchen with open plan aspect to the lounge. Well-equipped modern floor and wall mounted units with chrome handles and under counter lighting. A solid wood worktop with stainless steel sink with mono lever tap and drainer. Integrated appliances include a Neff easy access oven, Bosch fridge-freezer. Ceramic hob with extractor hood over. Glass splashbacks.

Bedroom One

A bright and airy bedroom benefitting from double glazed doors leading to a spacious south facing balcony providing views toward the promenade and sea front. There is a store room on the balcony. Ceiling lights, TV and phone point and ample power points. A separate door leads to a walk-in wardrobe housing shelving and hanging rails. Door leads to en-suite shower room.

En suite Bathroom

Fitted and fully tiled wet-room with a level access shower cubicle with thermostatic control and glass screen. WC, vanity unit with inset wash hand basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

Bedroom Two

A bright and airy bedroom that could even be used as a hobby room. Two fitted wardrobes, dressing table and chest of drawers. Ceiling lights, TV and phone point and ample power points.

Shower room

Fitted shower room with a level access shower cubicle with thermostatic control and glass screen. WC, wash hand basin and mirror above. Shaving point, electric heated towel rail and extractor fan.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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 is £4,182.67 for financial year end 30th June 2026. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Parking Permit Scheme- Subject to availability

The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the on-site Manager for availability.

Lease Information

999 Years from January 2016
Ground rent: £495 per annum
Ground rent review date: January 2031
Managed by: McCarthy and Stone Management Services

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