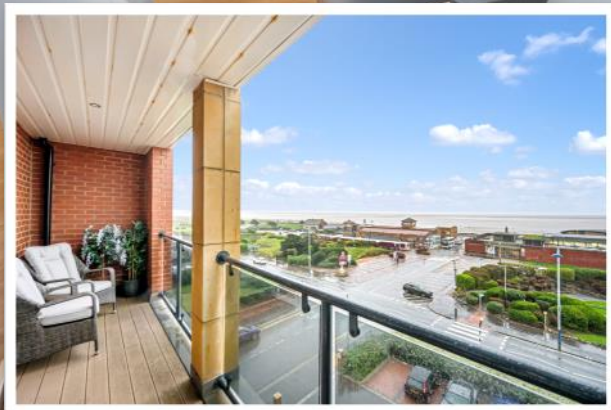




32 Orchid Court, South Promenade, Lytham St Annes, FY8 1QF

O.I.R.O. £299,950





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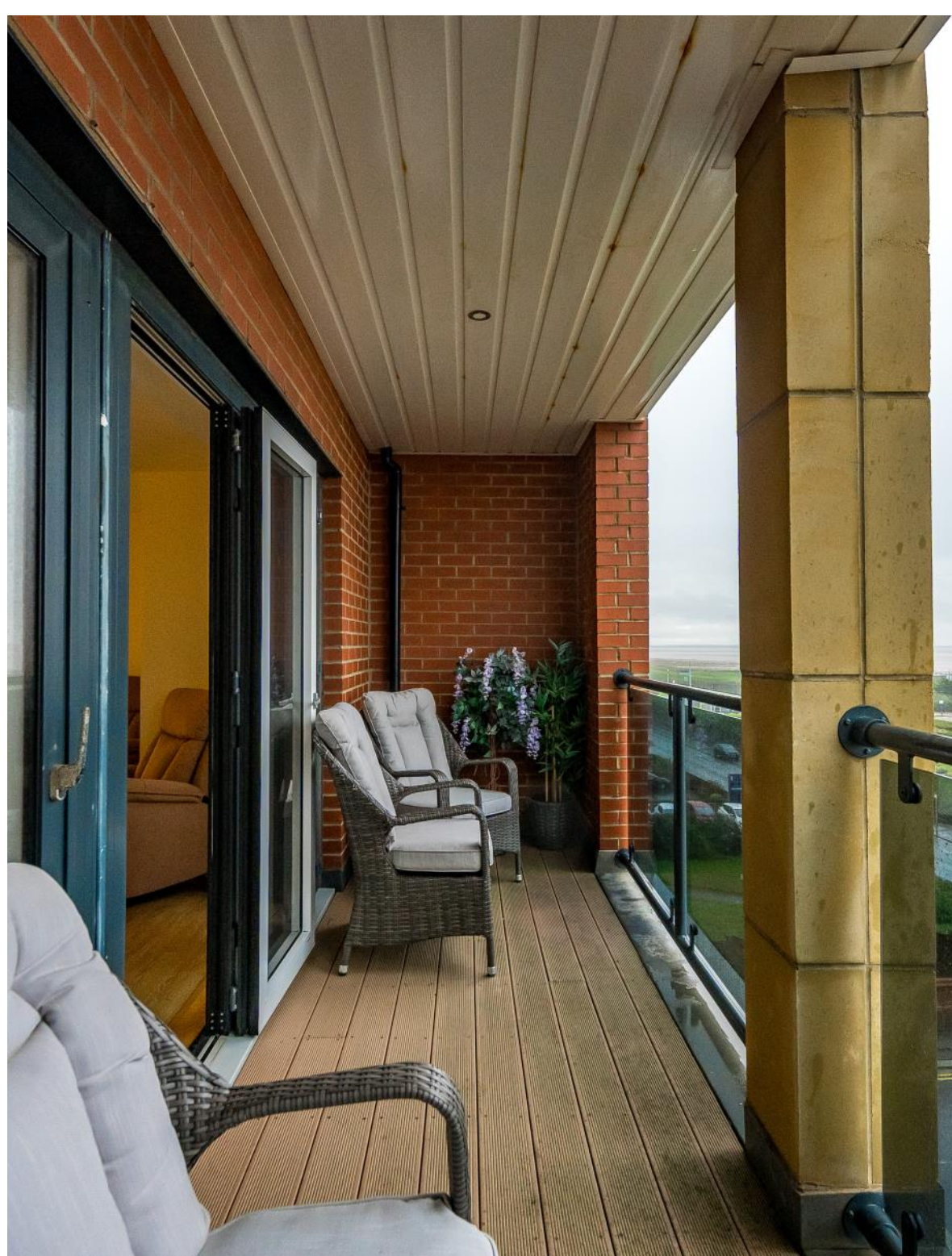


2 Bedrooms



2 Bathrooms

-
- Beautifully presented 2 bedroom apartment
 - Incredible balcony with front facing sea views
 - Lovely location
 - Communal areas within the building such as a communal lounge and communal roof terrace.
 - Parking available at the property
 - Walking distance to the promenade and amenities of St Annes





Welcome to Orchid Court. A fabulous two bedroom apartment set within a very welcoming community and developed in 2016 by McCarthy Stone. This well-presented development offers over 60's living to include communal, external and some internal areas. A lift and stairs ensure that accessibility is good. This apartment includes, entrance, lounge open to kitchen, two bedrooms, one with ensuite.

Orchid Court is positioned overlooking the front at St Annes so well positioned for the sea view, and a great view of the pier! There are 37 apartments in total and the site is managed by McCarthy Stone. Close to St Annes, there is good access to a range of amenities to include shops, cafes, bars, restaurants, supermarkets, places of worship and healthcare providers. There is good access to the main road and motorway network and it is close to a bus route.

The apartment is entered through the front door, where there is a laminate floor covering and storage off. The living kitchen includes a range of wall and base mounted kitchen units, a hob with an extractor, integrated oven, a space for a dishwasher, a sink and drainer. Bifold doors open onto the decked balcony ensuring that those stunning views can be taken in. The balcony has a handy storage area. The storage cupboard has a point for a washer and is also home to the boiler.

There is also a communal 'roof terrace' to the top floor which features a sundeck and open views across the Fylde Coast waters. This area is also complimented by a fitted and kitted kitchen which you are more than welcome to use.





The principle bedroom has a sliding pocket door meaning it can be open to the lounge or a more private bedroom space can be created, the choice is yours. Fitted furniture is included along with a walk in wardrobe and an ensuite wet room which is complete with a shower, wash basin in a unit, WC and heated towel rail. There is electric underfloor heating within the apartment.

The second bedroom enjoys views to the side along with fitted wardrobes, drawers and dressing table.

The shower room includes a WC, wash basin set in a unit, WC and heated towel rail.

The communal areas are a perfect space to be as sociable as you would like. The choice is yours. The communal lounge is a perfect spot to relax and features a kitchen and w/c, which owners can make use of. There are often events held within the lounge such as bingo, coffee mornings, quiz's etc.

There is a monthly management fee of £352.23. There is an additional charge of £495 per annum for ground rent. This covers all maintenance in communal areas/cleaning windows etc. There is also a house manager on site.

Allocated parking is available to the property.



General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an electric underfloor heating system throughout the property.

Parking allocated and number of spaces : There is allocated parking to the property with a cost of £250 per annum.

Construction Type : Brick with tiled roof.

Building Safety : The building is fire tested weekly.

Restrictions: The property is available to individuals over 60 years old only.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : There is a lift to all floors in the building, wider door frames are provided as well as fully adapted bathrooms.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach and EE available in the area

Mobile signal: EE, Vodafone, O2 and Three are available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Leasehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///arming.reefs.shot

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

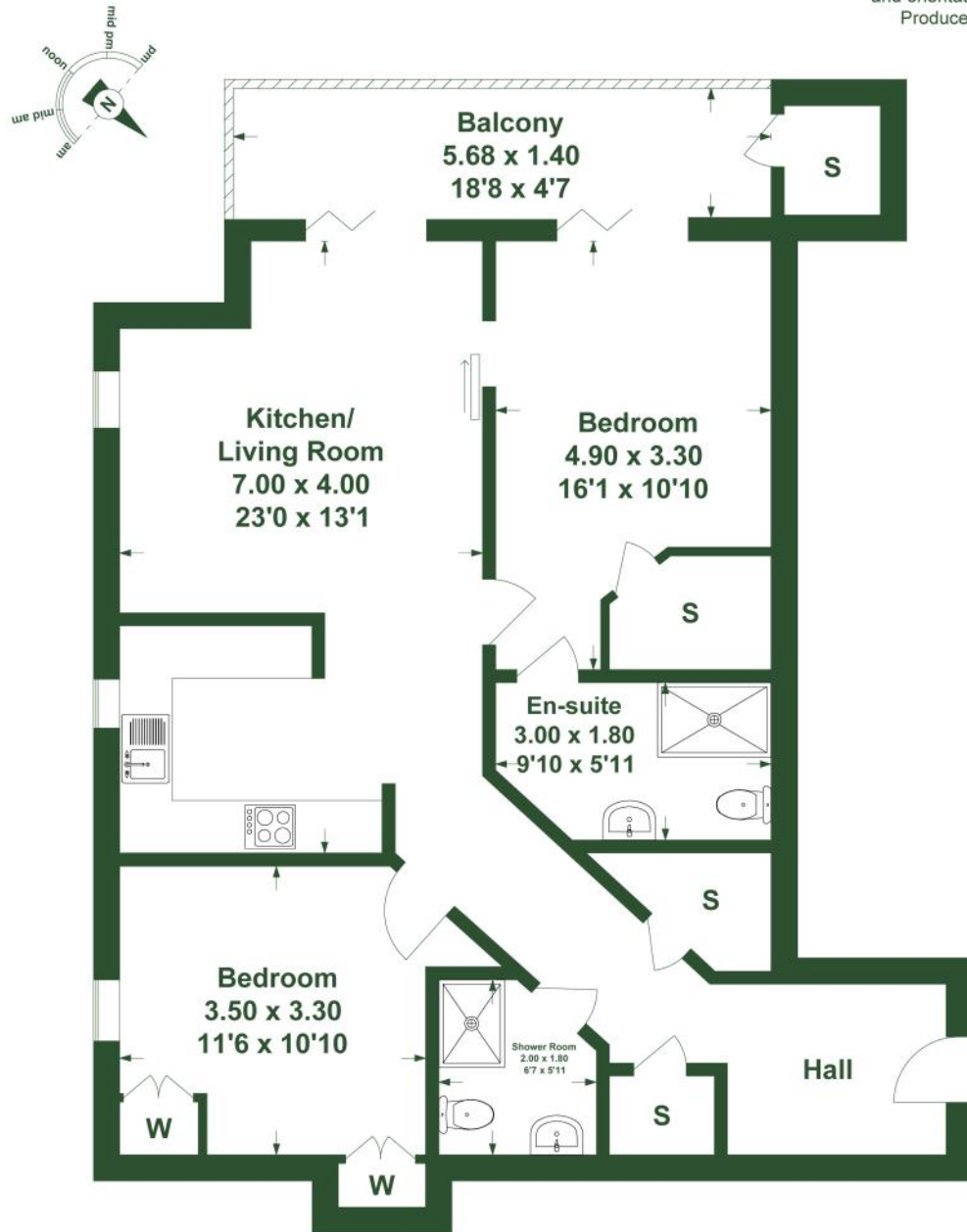
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 80.85 sq m / 870 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Views



Abarnett.co.uk

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