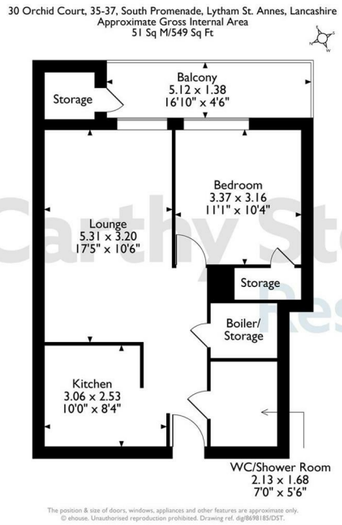
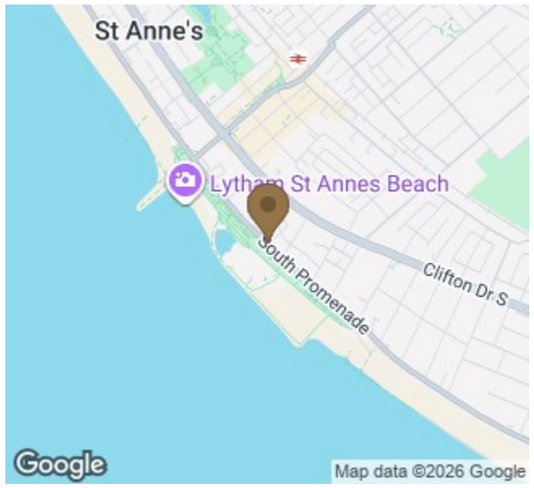
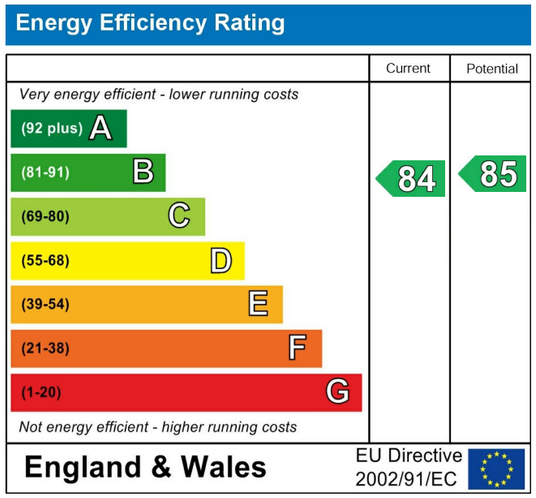
Excellent

Trustpilot

McCarthy & Stone
Resales.













30 Orchid Court

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

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Orchid Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

Why you'll love living here:

- South facing one bedroom fourth floor with walk out balcony St Anne's promenade and beach
- House manager
- 24 Hour emergency call system
- Communal landscaped gardens
- Energy efficient apartment
- Desirable over 60's retirement living development
- Roof terrace
- Guest suite for friends and family
- Homeowners communal lounge
- Part exchange available

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. 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, wasted time or travel expenses. The details contained within this brochure 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.

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Registered in England and Wales No. 10716544

The Property Ombudsman

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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Orchid Court, Lytham St. Annes

1 | 1 | Asking price £210,000

Orchid Court
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.

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 front door, equipped with a spy hole, opens to a spacious open plan entrance hall where the 24-hour 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 bi-fold doors that open out to a sheltered private balcony with sea views.

Lounge
A beautifully bright and spacious south-facing lounge enjoys an abundance of natural light and features bi-folding doors opening onto a private balcony with delightful views towards the promenade and seafront. The balcony offers ample space for a bistro table and chairs, providing the perfect spot to relax and watch the world go by, and also benefits from a useful external storage cupboard. The lounge offers plenty of space for both comfortable seating and a dining area, and has an attractive decorative electric fireplace, Additional features include a TV/satellite aerial point and telephone point. The open plan lounge leads onto the kitchen.

Kitchen
Fully fitted kitchen with a range of modern white high gloss low and eye level units and drawers with a roll top work surface. Inset sink with mono lever tap and drainer. Waist height oven (for minimal bend) with space above for a microwave, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer.

Bedroom
Bright sunny south facing double bedroom also benefits from Bi-fold doors leading to the walk out balcony with views towards the promenade and seafront, seamlessly integrating the indoor space with the outdoors. The bedroom boasts a walk-in wardrobe and connections for a TV and phone.

Shower Room
A modern tiled and fitted suite comprising of walk-in shower with glass screen and support rail, WC, vanity unit with sink and illuminated mirror above.

Service Charge (Breakdown)
- 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, to find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge £3,061.02 for the financial year ending 30/06/2027.

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
Lease: 999 year from 1st January 2016
Ground rent review: 1st January 2031
Ground rent: £425 per annum

Moving Made Easy & Additional Information
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.
• 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 check our webpage additional services or speak with our Property Consultant.

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













