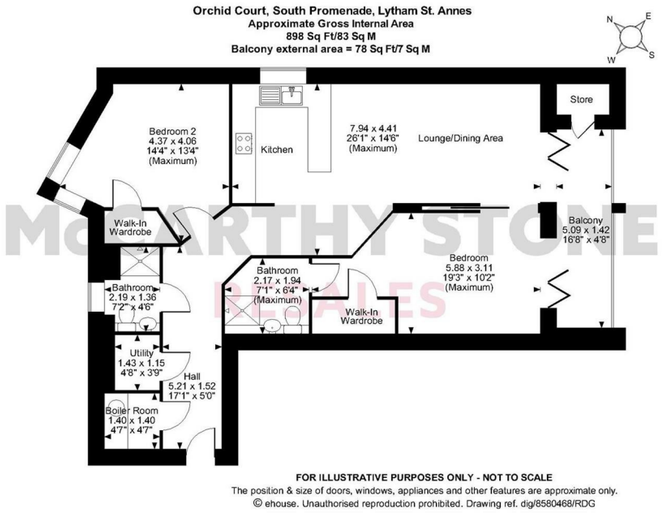
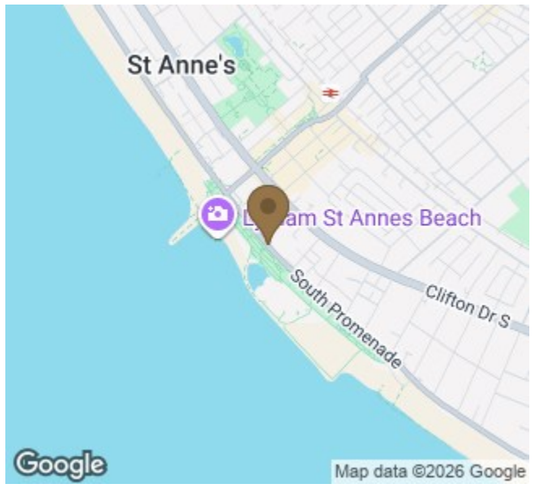
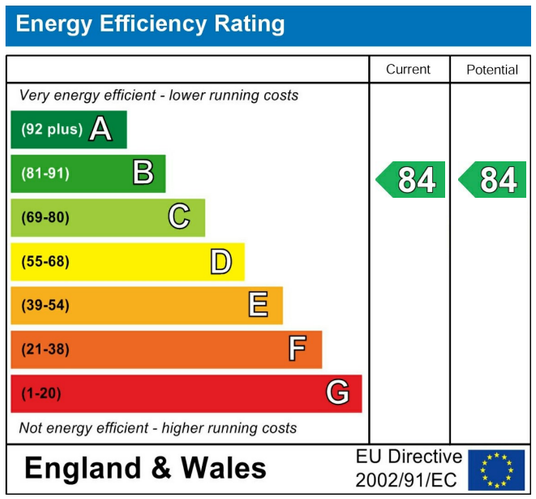
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







15 Orchid Court

South Promenade, Lytham St. Annes, FY8 1QF

2 | 2 | Council Tax Band: D

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 15 Orchid Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Overlooking St Anne's promenade and beach
- Half a Mile to Lytham Saint Anne's Train station
- Part exchange considered
- Guest Suite
- 24 Hour Care line and Camera door entry system
- Approximately 500 Meters to the Town Centre and 150 Meters to a bus stop
- Large balcony accessed via bi-fold doors in lounge and bedroom
- House Manager
- Communal resident's lounge
- Call McCarthy and Stone Resales to view 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

15 Orchid Court, Lytham St. Annes

2 | 2 | Asking price £230,000

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 the hot water tank and being plumbed for a washer / dryer. Further doors lead to the bedroom and bathroom.

Lounge
A spacious lounge area with bi-folding doors leading out to a balcony with views toward the promenade and sea front. Additionally, there is a upvc picture window offering further views. There is ample space for dining. Two ceiling lights, power points, TV/Satellite aerial point, telephone point. The open plan lounge leads onto the kitchen.

Kitchen
Fully fitted kitchen with open plan aspect to the lounge. UPVC window to side offering views. 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 and ceramic hob with extractor hood over. Tiled splashbacks.

Bedroom
A bright and airy bedroom with ceiling lights, TV and phone point and ample power points. The bedroom benefits from bi-folding doors which lead out onto the balcony. Sliding connecting door to the lounge. 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 with ceiling lights, TV and phone point and ample power points. Two UPVC dual aspect windows and a large walk-in wardrobe housing shelving and hanging rails.

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.

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 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.

Annual service charge: £4,591.51 for financial year ending 30th Jun 2027

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

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage











