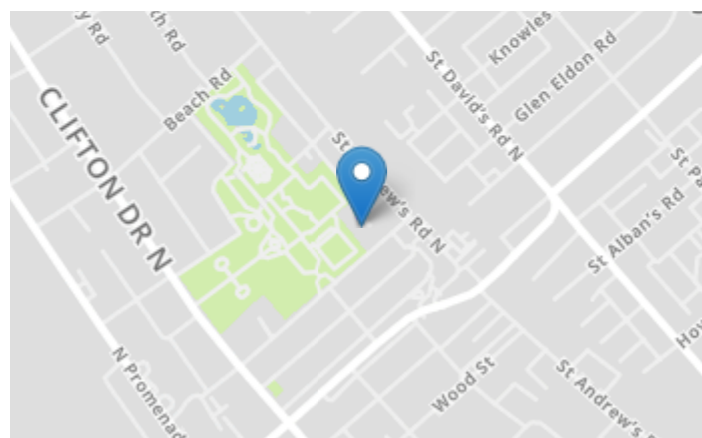
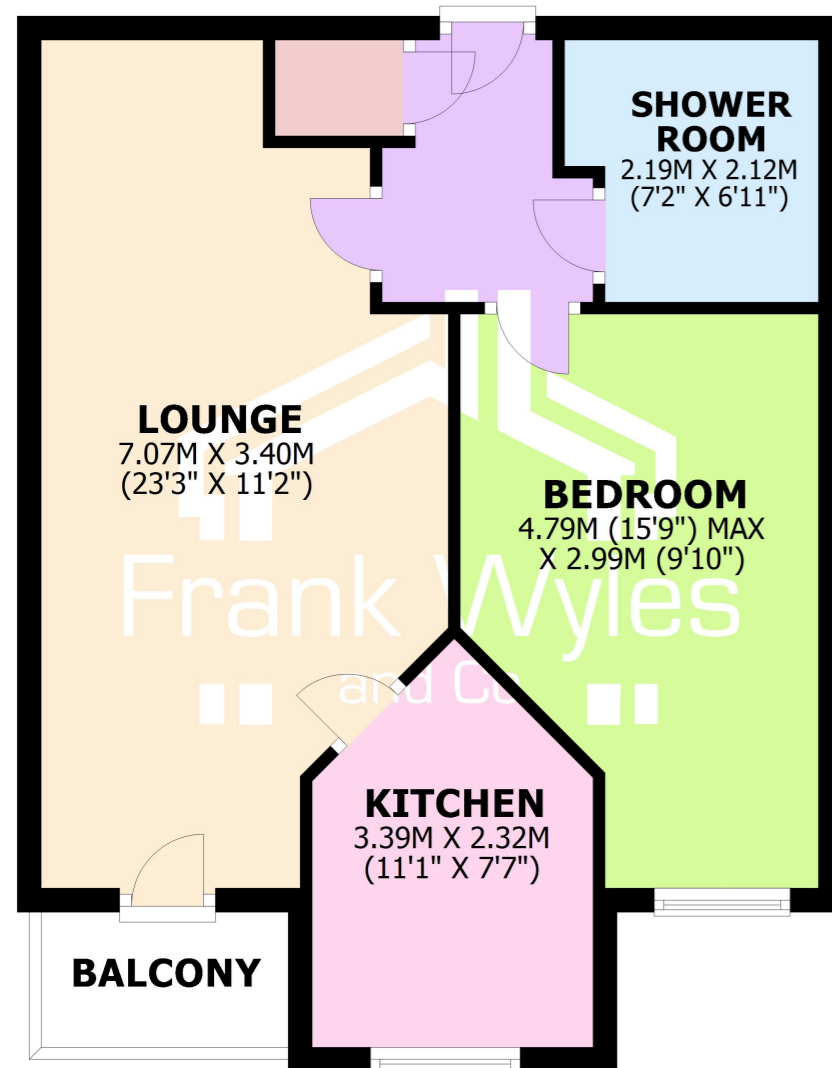


FIRST FLOOR

APPROX. 49.0 SQ. METRES (527.8 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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24 Ashton View,

Lytham St Annes, Lancashire, FY8 2AW

- First Floor Retirement Apartment
- Chain Free
- Lift To All Floors
- Double Bedroom & Modern Shower Room
- Reception With Balcony



£110,000

Leasehold
Energy Efficiency Rating:



24 Ashton View,

Lytham St Annes, Lancashire, FY8 2AW

£110,000

This first floor retirement apartment is located just a stones throw from the shops and restaurants of St. Annes town centre, adjacent to Ashton Gardens and just a short stroll from the sea front. The accommodation comprises a spacious reception room with a balcony, a fitted kitchen, a bedroom and a shower room.

Council Tax: Band C

Tenure: Leasehold (125 years)

Service Charge: £1760 PA



First Floor

Entrance Hall

Electric storage heater, coving to ceiling, door to storage cupboard, door to:

Lounge

7.07m (23'3") x 3.40m (11'2")

Two electric storage heaters, telephone point, TV point, two wall light points, coving to ceiling, wall mounted electric fire, door to balcony, door to:

Kitchen

3.39m (11'1") x 2.32m (7'7")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, under-unit lights, integrated fridge and freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to front, electric fan heater.

Bedroom

4.79m (15'9") max x 2.99m (9'10")

Double glazed window to front, fitted

bedroom suite with a range of wardrobes, telephone point, TV point, coving to ceiling.

Shower Room

2.19m (7'2") x 2.12m (6'11")

Fitted with three piece suite comprising double shower enclosure with fitted shower, inset wash hand basin with storage under and mixer tap, and WC, full height tiling to all walls, heated towel rail, electric fan heater, extractor fan, shaver point.

Communal Facilities

Communal Entrance - With security entry phone system. Lift and stairs to all floors.

Communal Lounge - Tastefully appointed residents lounge with adjoining kitchenette.

Communal garden with seating/patio

