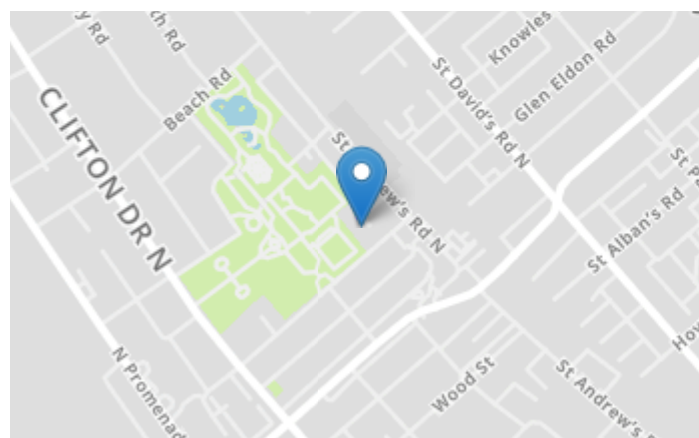
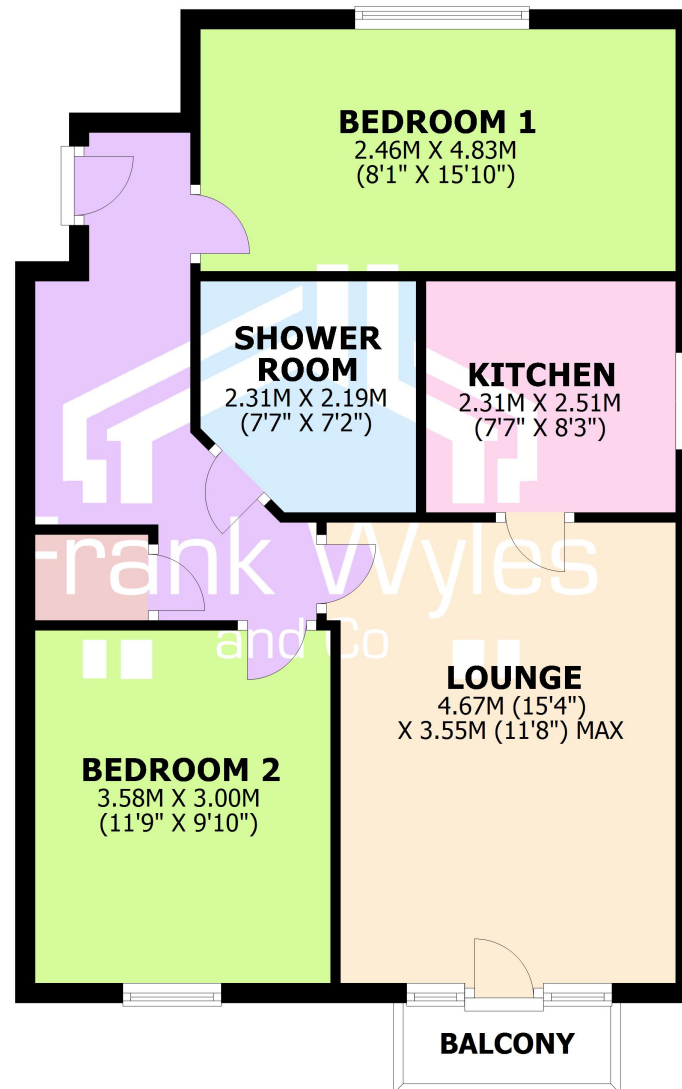


### THIRD FLOOR

APPROX. 60.4 SQ. METRES (650.5 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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## 55 Ashton View,

**55 Lytham St Annes, Lancashire, FY8 2AW**

- Third Floor Retirement Apartment
- Chain Free
- Lounge with Balcony
- 2 Double Bedrooms
- Shower Room
- Lift To All Floors



**£150,000**

Leasehold  
Energy Efficiency Rating:





# 55 Ashton View,

## 55 Lytham St Annes, Lancashire, FY8 2AW

## £150,000

This modern third floor retirement apartment is located adjacent to Ashton Gardens and a stones throw from St. Annes town centre. The accommodation comprises a lounge with a balcony, a fitted kitchen, two double bedrooms and a shower room. The emergency help desk is available 7 days a week and there are pull cords in all rooms. There is no forward chain.

Tenure: Leasehold (Ground Rent: £136.00 pa)

Council Tax: Band D

Service Charge: £2,180 pa



### Third Floor

#### Entrance Hall

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

#### Lounge

4.67m (15'4") x 3.55m (11'8") max

Two full height double glazed windows to front, electric storage heater, TV point, two wall light points, coving to ceiling, door to balcony, door to:

#### Kitchen

2.51m (8'3") x 2.31m (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, integrated fridge and freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to side with electric fan heater.

#### Bedroom 1

4.83m (15'10") x 2.46m (8'1")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes.

#### Bedroom 2

3.58m (11'9") x 3.00m (9'10")

Double glazed window to front, coving to ceiling.

#### Shower Room

2.31m (7'7") x 2.19m (7'2")

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

#### Communal Facilities

The Ashton View development has a communal lounge and laundry room for residents use, there is a guest room for visitors to stay over and regular activities take place.

