

1 Bedroom Apartment for Sale - **£109,950**
St Georges Road, St Annes, Lancashire, FY8 2AW



KEY FEATURES:

- LUXURY ONE BEDROOM OVER 55'S APARTMENT • COMMUNAL COMMON LOUNGE & RECEPTION •
- LARGE LOUNGE DINER WITH PRIVATE BALCONY • BEAUTIFUL FITTED KITCHEN WITH APPLIANCES •
- MODERN FITTED SHOWER ROOM • IMMACULATE COMMUNAL AREAS • PRIVATE GARDENS AND PARKING
- VIEWING COMES HIGHLY RECOMMENDED

Description

*** LUXURY ONE BEDROOM APARTMENT SET IN AN OVER 55'S DEVELOPMENT *** Leftmove Estate Agents are pleased to bring to the market this luxury one bedroom third floor apartment, set in an much sought after over 55's development, just a moments walk from St Anne's square. Close to all local amenities, travel links and local parks this immaculately presented development offers modern living space and on internal inspection briefly comprises of communal entrance reception and lounge, lift access to all floors, apartment entrance hallway with oak doors leading to all rooms, spacious lounge diner with private lit balcony, modern fitted kitchen with integrated appliances, large double bedroom and a modern fitted shower room. Externally the property boasts private wrap around gardens and parking. Viewing is essential to fully appreciate the high quality of accommodation this beautiful apartment has to offer.

Third Floor

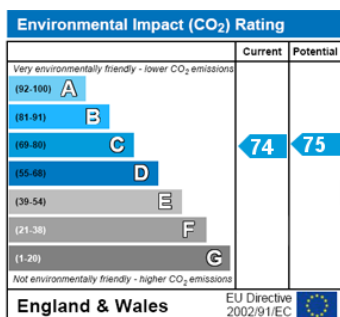
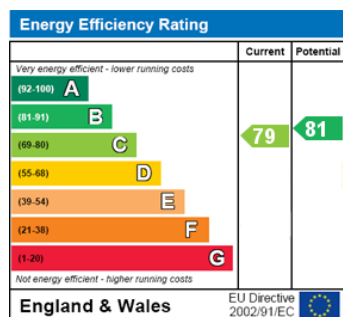
Entrance Hallway - 7' 1" x 5' 8" (2.18m x 1.73m) Carpeted throughout. Pendant light fitting. Wall mounted storage heater. Access to the loft. Concealed storage cupboard.

Lounge - 23' 9" x 11' 0" (7.26m x 3.37m) UPVC double glazed door leading out onto the front balcony. Wall mounted electric flame effect fire. Carpeted throughout. Two pendant light fittings. Two wall light fittings. Two wall mounted electric storage heaters. TV aerial point. Telephone point.

Kitchen - 9' 7" x 7' 7" (2.94m x 2.33m) UPVC double glazed window to the rear elevation. Features a range of eye and base level units with contrasting work surfaces and tiled elevations. One and a half bowl stainless steel sink and drainer unit with a chrome mixer tap. Integrated electric oven and four ring electric hob with stainless steel overhead extractor hood. Integrated microwave and fridge freezer. Inset halogen spotlights. Tile effect vinyl floor covering. Wall mounted electric 'Dimplex' heater.

Bedroom - 15' 10" x 9' 10" (4.83m x 3.02m) UPVC double glazed window to the front elevation. Carpeted throughout. Pendant light fitting. Wall mounted electric heater. TV aerial point. Telephone point.

Bathroom - 7' 1" x 6' 5" (2.17m x 1.97m) Features a three piece suite in white comprising of WC with a concealed cistern, wash hand basin set within a vanity unit and step in mains shower cubicle. Tiled elevations. Vinyl floor covering. Inset halogen spotlights. Chrome heated towel rail. Wall mounted electric 'Dimplex' heater.



Additional Information

Tenure:

We have been advised by the vendor that the property is Leasehold. This information should always be checked by a solicitor prior to purchase.

125 year lease from 1/1/2008.

Ground rent - £150pa approx

Service charge - £790 per 6 months

Service Charge covers additional services including:



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01772 687100

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Preston
Branch

01772 824924

Blackpool
Central Branch

01253 753735

Blackpool
South Branch

01253 402222

Fleetwood
Branch

01253 874874

St Annes
Branch

01253 727930

Elswick
Branch

01995 262626

Secure entry system.

Security alarm in apartment.

Emergency monitoring which offers two extra features. One, a pendant worn by the resident who is able to trigger an alert to remote monitoring staff and additional intruder alarm, whereby a motion sensor will alert remote monitoring staff if there is unexpected movement in the apartment if the property is vacant, or when no movement has been detected when the property is occupied.

Communal laundry facilities.

Council Tax:

The property is BAND C for council tax.

Notice:

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.



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