

1 bed apartment to buy in FY8

Lemon Tree Court, Clifton Drive North,
Lytham St. Annes, FY8 2SU

£50,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- RECENTLY REFURBISHED AND IMMACULATELY PRESENTED GROUND FLOOR RETIREMENT APARTMENT WITHIN THE LEMON TREE COURT DEVELOPMENT - OFFERED WITH NO CHAIN

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Beautifully refurbished ground floor retirement apartment – No onward chain.

Recently refurbished to a high standard and presented in immaculate condition throughout, this attractive ground floor retirement apartment is situated within the sought-after Lemon Tree Court development and is offered for sale with no onward chain.

Ideally positioned close to local shops, supermarkets and excellent transport links, the property also benefits from convenient access to the motorway network and regular connections to Blackpool, St Annes and surrounding areas.

The accommodation comprises a spacious and bright lounge, a generous double bedroom, a stylish contemporary fitted kitchen and a modern shower room. Further benefits include a private entrance, a private garden area and off-road parking.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 92

Annual Ground Rent Amount: £439.00

Annual Service Charge Amount: £2,640.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: None

Year built: 1985

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Shower Room

2.06m x 1.68m (6'9 x 5'6) - Three piece white suite comprising of; overhead electric shower within shower cubicle, wall hung wash hand basin and WC, wall mounted heated towel rail, extractor fan, tiled floor and walls, wall mounted mirror.

Bedroom 1

4.78m x 2.67m (15'8 x 8'9) - UPVC double glazed window to the rear, wall mounted electric heater, fitted wardrobe with matching drawers, set of wall lights, coving.

Living Room

5.41m x 3.48m (17'9 x 11'5) - UPVC double glazed window to the rear, UPVC door with double glazed inserts providing a private entrance into the apartment, stone effect fireplace housing living flame effect electric fire, wall mounted electric heater, television and telephone points, coving, set of wall lights, set of double doors opens up into;

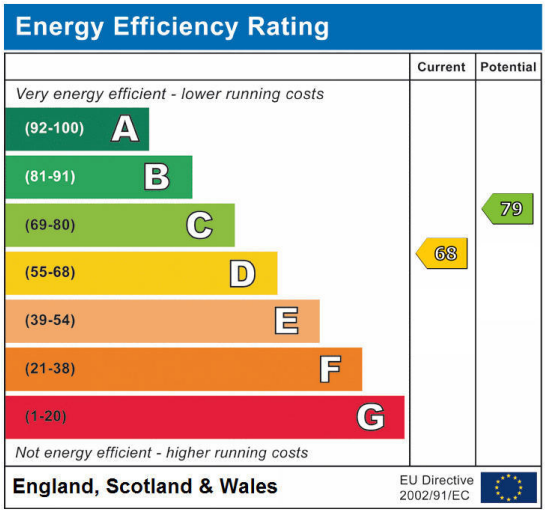
Kitchen

2.69m x 1.73m (8'10 x 5'8) - Good range of high gloss wall and base units, laminate work surfaces, tiled to splash backs, stainless steel bowl sink and drainer, integrated appliances include: overhead illuminated extractor hood, 'Indesit' induction hob, microwave and electric oven, under counter fridge and separate freezer, decorative tiled floor.

Outside

The private garden is laid to lawn and bordered by a selection and mature plants and flowers, there is also a patio paved area perfect for garden furniture.





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Contact your local branch today for more information on this property:

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