

36 Lystra Court

103-107 South Promenade, Lytham St. Annes, Lancashire, FY8 1NP



PRICE: Offers Over £80,000

Lease: 125 years from 1998

Property Description:

A TWO BEDROOM RETIREMENT PROPERTY LOCATED ON THE FOURTH FLOOR
Lystra Court was constructed by McCarthy & Stone (Developments) Ltd for independent retirees and comprises 41 properties arranged over 5 floors served by a lift. The Development Manager may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. The development is situated on the Promenade sea front and due to its location it has three doors to access the building, one outer door, one main door and one inner door. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

24 hour emergency Appello call system
Lift to all floors
Car parking - subject to availability
Residents Lounge
Communal Gardens

Guest Suite and laundry facilities
Development Manager
Minimum Age 60
Lease: 125 years from 1998



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 76.6 m² (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

TBC

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£TBC

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.