

24 Sandringham Lodge

Bispham Road, Cleveleys, Lancashire, FY5 1HD



PRICE: £105,000

Lease: 125 years from 1989

Property Description:

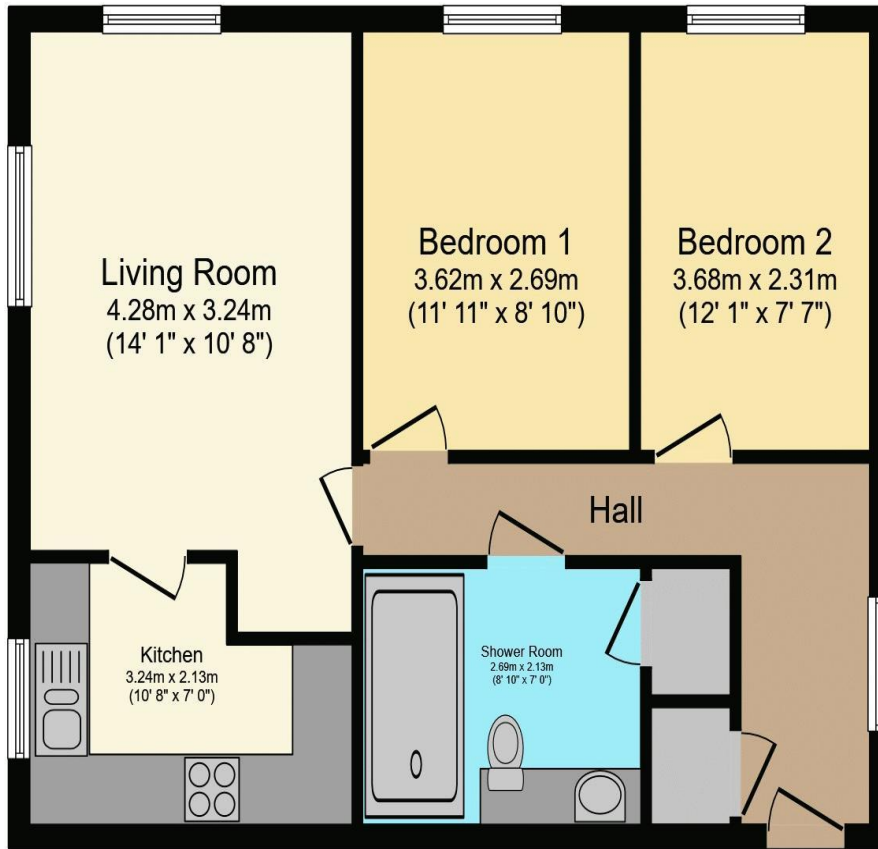
A TWO BEDROOM RETIREMENT PROPERTY LOCATED ON THE FIRST FLOOR

Sandringham Lodge was constructed by Fairclough Homes and comprises 34 retirement apartments arranged over 3 floors each served by lift. The development is a two minute walk to the promenade, sea front and Cleveleys busy town centre which is packed with all the amenities that you could need and is within walking distance to the tram and bus routes. The Development Manager can 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.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Development Manager
- Minimum Age 60
- Guest Suite
- Lift to all floors
- Lease: 125 years from 1989
- Service Charge: £3667.97 Ground Rent: £355.75



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



Total floor area 57.3 m² (616 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			
(92-100) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31.03.24

Annual Ground Rent:

£355.75

Ground Rent Period Review:

Next Uplift 2029

Annual Service Charge:

£3,667.97

Council Tax Band:

C

Event Fees:

0 Transfer

0.5% 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.