



LOVE HOMES  
INDEPENDENT ESTATE AGENTS

SSTC



## OIRO £88,000 Leasehold

A one-bedroom, first-floor apartment boasts stunning views over the south-facing gardens, offering a serene and tranquil setting to call home. Located on the first floor and accessible by both lift and staircase.

- One bedroom
- 24 Hour Carecall system included
- Close to Garstang Town Centre
- Electric heating and water
- Intercom Access & Designated Parking
- Lifts to all floors
- Retirement Apartment

Welcome to Sandbriggs Court — a peaceful haven in the heart of the historic market town of Garstang.

This one-bedroom, first-floor retirement apartment boasts stunning views over the south-facing gardens, offering a serene and tranquil setting to call home. Located on the first floor and accessible by both lift and staircase, the apartment has been thoughtfully designed for ease of access, making it ideal for those with mobility needs.

Sandbriggs Court is a highly sought-after retirement complex, located just at the end of the High Street, placing you within easy reach of Garstang's charming independent shops, cafes, restaurants, pubs, and churches. The popular Thursday Market is a long-standing local tradition, loved by residents and visitors alike. Supermarkets including Aldi, Sainsbury's, and Booths are nearby, covering all your grocery needs. You'll also find an abundance of eateries just a short walk or drive away.

Lancaster Road is well-served by the local bus network, offering convenient connections to Garstang, Lancaster, and Preston.

The complex has been carefully designed to provide a peaceful, supportive community for like-minded homeowners. For those who enjoy socialising, there's a spacious residents' lounge, while a fully equipped laundry room and a guest suite for visiting family and friends add to the convenience.

#### Inside the Apartment:

Upon entering, you're welcomed by a wide hallway, designed with accessibility in mind. The home is heated via electric storage heaters, ensuring warmth and comfort throughout the year.

The spacious living room features a modern electric fire set into a stylish surround, with a large window overlooking the beautifully maintained gardens — making this a particularly desirable plot. Double doors lead through to the kitchen, which is fitted with a range of wall and base units, a high-level electric oven, and electric hob. There is ample space for a \*\*fridge and freezer, and a second window provides another lovely garden view.

The generously sized bedroom includes fitted wardrobes with mirrored sliding doors, offering excellent storage. The easy-access shower room features a double-width shower, suitable for a bathing seat if needed, as well as a wash basin, WC, and a heated towel rail.

Off the hallway, there is a walk-in storage cupboard housing the water heater and providing extra storage solutions.

#### Safety & Peace of Mind:

- On-site house manager available during the day
- 24-hour emergency pull cord system in both communal areas and the apartment
- Secure entry system

#### Leasehold Details:

- Ground Rent: £395 per annum
- Service Charge: £2,460 per annum
- Lease Length: 125 years from 01/04/2005

#### Communal Facilities:

- Lift access to all floors
- Well-maintained communal gardens with mature trees, shrubs, and seating areas
- Residents' lounge and guest suite
- Laundry room
- Mobility scooter storage
- Allocated and visitor parking
- Winner of Britain in Bloom on several occasions

This is a wonderful retirement apartment, offered with no onward chain. Don't miss the opportunity to become part of this warm and welcoming community.

Call now to arrange your viewing!

Council Tax Band: B (Wyre Borough Council)

Tenure: Leasehold

Ground Rent: £395 per year

Service Charge: £3,242 per year

Lease if 125 years from 01/04/2005

Maintenance increases each year depending on what they have to do. KP 8.9.25

Parking options: Disabled Parking Available, Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Electric

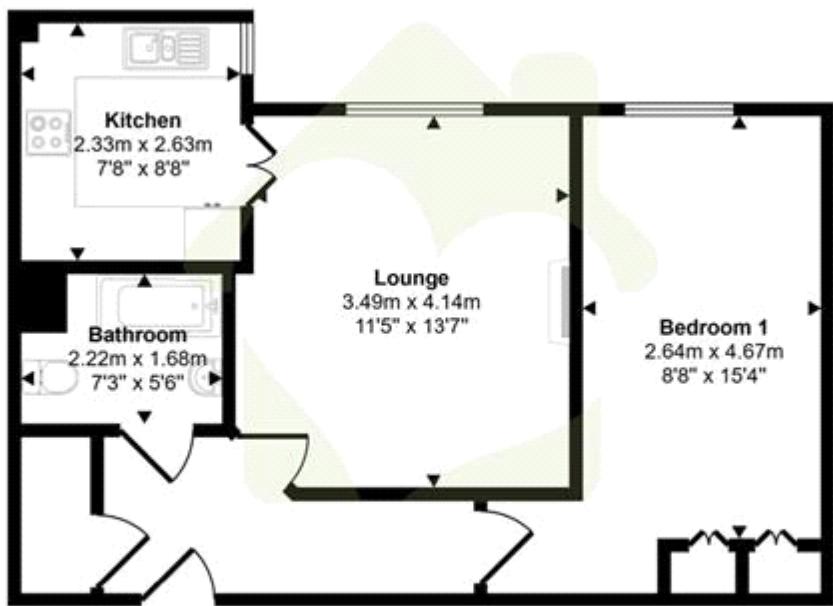
Water supply: Mains

Sewerage: Mains

Accessibility measures: Wheelchair accessible, Lift access, Ramped access, Wide doorways, Lateral living



Approx Gross Internal Area  
49 sq m / 526 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	88	88
(81-91) B		
(69-80) C		
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.