



4 WOODLANDS ROAD, LYTHAM ST. ANNES, FY8 1DD

£550 PER MONTH

- COMMUNAL ENTRANCE
- LOUNGE
- BEDROOM
- ENTRANCE HALL
- KITCHEN
- SHOWER ROOM



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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### Communal Entrance

Stairs lead to all floors, this flat is located on the first floor.

### Entrance Hall

Doors lead off to all rooms.

### Lounge

A great sized lounge/diner with a window to the front.

### Kitchen

A fitted kitchen with base & wall units incorporating work-top surfaces and a sink & drainer unit with mixer tap. Additionally there is a free-standing electric oven and a washing machine.

### Bedroom

A good sized double bedroom with a window to the rear.

### Shower Room

A modern fitted shower room with a walk-in shower enclosure, WC and wash hand basin.

### External

To the rear of the block is a private garage with up and over door, power and light.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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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