



7/8 ST. GEORGES SQUARE, LYTHAM ST. ANNES
FY8 2NY

£575 PER MONTH

- SPACIOUS UNFURNISHED ONE BEDROOM FIRST FLOOR APARTMENT WITHIN A FINE PERIOD PROPERTY, IN A HIGHLY SOUGHT AFTER LOCATION OPPOSITE ASHTON GARDENS
- DOUBLE BEDROOM - OPEN PLAN LOUNGE/KITCHEN - BATHROOM - OFF ROAD PRKING - COMMUNAL GARDENS
- WITHIN CLOSE PROXIMITY OF ST ANNES TOWN CENTRE, SEA FRONT, LOCAL SOPS AND TRANSPORT LINKS
- EPC RATING: E - AVAILABLE: END OF MAY 2023



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

Solid timber traditional communal main entrance door leads into;

Communal Porch

Original mosaic tiled floor and part tiled walls, door with stained glass inserts leads into communal hallway with stunning original and recently restored tiled floor, turned spindled staircase to upper floors.

First Floor - Entrance to Apartment 8

Solid timber main entrance door leads into;

Hallway

Electric heater, large storage cupboard, intercom phone, doors to;

Bathroom

Modern three piece white suite comprising bath with overhead shower and glass shower screen, pedestal wash hand basin and WC; fully tiled floor and walls, extractor fan, chrome towel heater.

Lounge / Kitchen

20'4 (into bay) x 16'2 (into alcoves)

Very large walk-in rectangular bay window to front elevation providing plenty of natural light and beautiful views over Ashton Gardens, ample space for dining table and chairs, TV and telephone points; range of modern wall and base units with laminate work surface and splash back tiling, integrated appliances include: stainless steel sink and drainer, four ring electric hob with oven/grill compartment and illuminated overhead extractor, fridge freezer and washing machine; electric heater.

Bedroom

14'8 x 13'8

Two very large original sash windows to front elevation affording delightful views over Ashton Gardens and providing an abundance of natural light, electric heater, TV point.

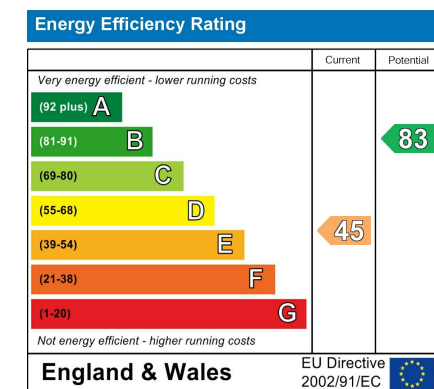
Outside

There are communal gardens and parking to the rear of the property. Parking is on a first come first serve basis.

Other Details

Council Tax band - A

PARKING - To the rear of the property there is a car park with 10 spaces. Parking is not allocated and is therefore on a first come first serve basis however only one car per flat is allowed. There are 12 flats in the block



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