



**WESTGATE ROAD, LYTHAM ST. ANNES
FY8 2TS**

£625 PER MONTH

- WELL PRESENTED AND SPACIOUS PART FURNISHED SECOND FLOOR APARTMENT WITH BALCONY
- 2 DOUBLE BEDROOMS - LARGE LOUNGE / DINING AREA KITCHEN - BATHROOM - OFF ROAD PARKING

- CLOSE TO ST ANNES, BLACKPOOL, THE BEACH, SUPERMARKETS AND TRANSPORT LINKS
- ENERGY RATING: B - AVAILABLE EARLY JUNE 2023 - MINIMUM 12 MONTH TENANCY



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 to upper floors;

Entrance to Apartment 306

Located on the second floor, door leads into;

Hallway

Intercom system, electric heater, storage cupboard housing hot water cylinder, doors to all rooms;

Lounge / Dining Room

23'4 x 14'11

UPVC double glazed French doors to front leading to balcony, electric fireplace, two sets of electric heaters, television, sky and telephone points, coved ceiling, door into;

Kitchen

9'8 x 7'7

UPVC double glazed window to front, range of fitted wall and base units with laminate work surfaces, tiled to splash backs, stainless steel sink and drainer, electric oven, four ring electric hob with overhead illuminated extractor, integral fridge and freezer, washing machine, tiled flooring.

Bedroom One

15'11x 9'11

UPVC double glazed window to front, electric heater, television point.

Bedroom Two

15'11 x 9'3

UPVC double glazed window to front, electric heater.

Bathroom

7'1 x 6'5

Three piece white suite comprising; bath with overhead shower, vanity wash hand basin with wall mounted mirror, storage cupboard / light above, WC, tiled flooring, fully tiled walls, wall mounted towel heater, overhead electric heater, shaver point.

Outside

Communal lawned area to the front. Off road parking space to the rear.

Other Details

Council tax band - B (£1,684.00 per annum)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(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	

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