



**BACK ST. ANNES ROAD WEST, LYTHAM ST. ANNES
FY8 1RD**

£850 PER MONTH

- GORGEOUS FULLY REFURBISHED SECOND FLOOR FLAT
- OPEN PLAN LOUNGE AND KITCHEN - 2 BEDROOMS - SHOWER ROOM- WC
- LOCATED IN THE HEART OF ST ANNES TOWN CENTRE
- DESIGNATED OFF STREET PARKING CLOSE BY***ENERGY RATING - C



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

Accessed via Back St Annes Road West, UPVC communal front door leads into spacious and beautifully presented communal stairs and landing area with doors leading to all flats

Entrance to flat 5

Entrance door leads into hallway with intercom and doors to the following rooms;

Open plan Lounge and Kitchen

16'8 x 17'4

UPVC double glazed window to front, range of high gloss wall and base units with laminate work surfaces, integrated appliances include oven/grill, four ring electric hob with overhead illuminated extractor, stainless steel sink and drainer, washing machine, free standing fridge/freezer, tiled to splash backs, recessed spotlights, TV point, electric heater

WC

6'3 x 2'7

Velux window, two piece white suite comprising of vanity wash hand basin and WC, vinyl flooring, fully tiled walls, extractor fan, chrome wall mounted heated towel rail, wall mounted mirrored cabinet

Shower room

7 x 3'6

Velux window, two piece white suite comprising of vanity wash hand basin, shower cubicle, vinyl flooring, fully tiled walls, recessed spotlights, chrome wall mounted heated towel rail, extractor fan, wall mounted heater

Bedroom two

14'9 x 8 (to the widest point)

UPVC double glazed window to rear, Velux window, built in wardrobe, electric heater, TV point

Bedroom one

11'9 x 9'4

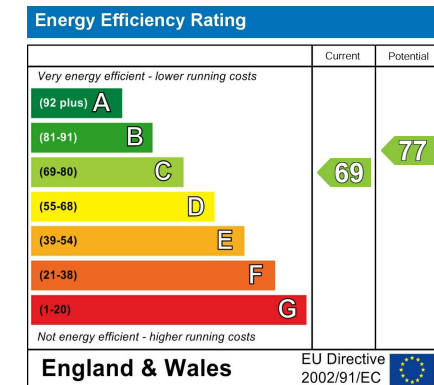
UPVC double glazed French doors lead out to a Juliet balcony, built in wardrobe, electric heater, TV point

Other details

Newly refurbished and carpeted throughout

Council tax band - A £1,457.70

EPC rating - C



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