



**ST. DAVIDS ROAD NORTH, LYTHAM ST. ANNES  
FY8 2AT**

**£750 PER MONTH**

- LARGE TWO BEDROOM FIRST FLOOR APARTMENT RECENTLY MODERNISED THROUGHOUT TO A HIGH STANDARD
- TWO BEDROOMS - LOUNGE - BATHROOM - DINING KITCHEN
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE, SEA FRONT, TRANSPORT LINKS AND ALL AMENITIES
- EPC RATING: D - AVAILABLE NOW



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





#### Entrance

Entrance gained via composite door with double glazed inserts.

#### Entrance Hallway

Stairs leading up to the first floor.

#### First Floor Landing

Doors leading into apartments two and three.

#### Flat 2

Entrance gained via solid timber door leading into;

#### Hallway

Radiator, wall mounted coat hooks, entry phone, cupboard which houses the fuse box and provides plenty of storage, set of plug sockets incorporating USB ports.

Doors leading into the following rooms;

#### Lounge

13'8 x 12'7 at widest point  
Large UPVC double glazed bay window to the front, radiator, contemporary LED light fitting, ' Venetian blinds ', two sets of plug sockets incorporating USB ports, coving, picture rail, skirting boards, newly fitted carpets.

#### Dinning Kitchen

11'9 x 7'11  
UPVC double glazed windows to the rear, radiator, range of modern wall and base units with drawers, ' Electra ' 4 hob gas cooker with overhead extractor fan, integrated electric oven, wooden work surfaces incorporating stainless steel sink and drainer with mixer tap, boiler, wood effect vinyl flooring, tiled to splash backs, dining table chairs.



#### Bedroom Two

11'10 x 9'4  
UPVC double glazed windows to the rear, radiator, two sets of plug sockets incorporating USB ports, skirting boards, newly fitted carpets.

#### Bathroom

6'3 x 5'10  
UPVC double glazed opaque window to the side, three piece white suite comprising: WC, pedestal wash hand basin and bathroom with mixer tap and overhead mains powered shower, wall mounted chrome tower rail, extractor fan, wooden effect vinyl flooring.

#### Bedroom One

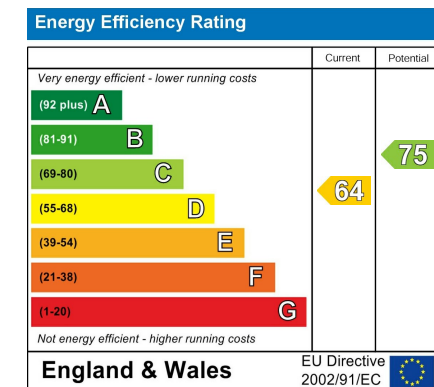
15'4 at widest point x 11'2  
Two sets of UPVC double glazed windows to the side, radiator, television aerial, ' Venetian blinds ', four sets of plug sockets incorporating USB ports, coving, skirting boards, newly fitted carpets.

#### Outside

Low maintenance front garden with established bush and shrub border.

#### Other details

Council Tax Band - A ( £1,443.00 per annum )



Need an Independent Mortgage Quote?  
**The Mortgage Factory**  
 Independent Mortgage Specialists  
 TEL: 01253 712 998  
[www.mortgagefactoryltd.com](http://www.mortgagefactoryltd.com)

