



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
- 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.



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



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 6

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

Open plan Lounge and Kitchen

16'7 x 16'10
Large double glazed window to front, range of high gloss wall and base units with laminate work surfaces, integrated appliances include oven/grill, 4 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

Shower room

9'1 x 4'10
Velux window, three piece white suite comprising of vanity wash hand basin, shower cubicle and WC, vinyl flooring, fully tiled walls, recessed spotlights, chrome wall mounted heated towel rail, extractor fan

Bedroom one

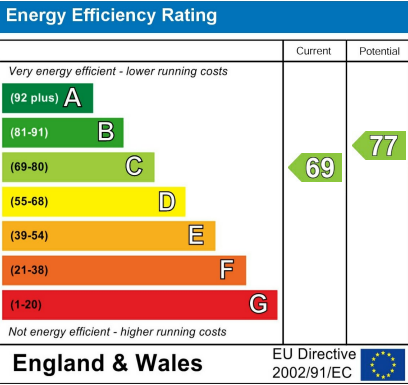
15'9 x 8'9
UPVC double glazed French doors lead out to a Juliet balcony, built in wardrobe, electric heater, TV point

Bedroom two

18'10 x 6'10
UPVC double glazed window to rear, Velux window, built in wardrobe, electric heater, TV point

Other details

Newly refurbished and carpeted throughout
Council tax band - A £1,457.70
EPC rating - C





Need an Independent Mortgage Quote?

The Mortgage Factory

Independent Mortgage Specialists

TEL: 01253 712 998

www.mortgagefactoryltd.com

