



**RUTLAND COURT, LYTHAM ST. ANNES  
FY8 4ED**

**£560 PER MONTH**

- SPACIOUS SECOND FLOOR FLAT
- TWO BEDROOMS, A LARGE SPACIOUS LOUNGE, MODERN BATHROOM
- LOCATED JUST A TWO MINUTE WALK FROM THE CENTRE OF ANSDELL
- LARGE AMOUNT OF STORAGE SPACE - TAX BAND B - AVAILABLE FROM JUNE 1ST



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

Front door leads into;

### Communal Hallway

Letterboxes, stairs to first and second floors.

### Second Floor - Entrance to Flat 5

Solid timber main entrance door leads into;

### Kitchen

12'9" x 7'0"

Wood-effect laminate floor, UPVC double glazed window to front elevation, skirting boards, coving, range of modern wall and base units with wood-effect laminate work surfaces tiled to splash backs, appliances include: Electric Oven Grill, fridge and washing machine; stainless steel double sink.

### Lounge

16'2" x 13'5"

Large bright lounge, skirting boards and coving, large UPVC double glazed window to front elevation allows plenty of natural light, heating vent, TV and telephone point, Sky Satellite Cable, door to;

### Hallway

Wood-effect laminate floor, skirting boards, cupboard, doors to;

### Bathroom

6'8" x 6'11"

Three piece white suite comprising of bath with overhead shower, vanity wash hand basin and WC, chrome wall mounted towel heater, part tiled walls, skirting boards and coving, heating vent, extractor fan.

### Bedroom 1

12'10" x 10'11"

UPVC double glazed window to rear elevation, two built-in store cupboards, heating vent, telephone point.

### Bedroom 2

10'11" x 9'11"

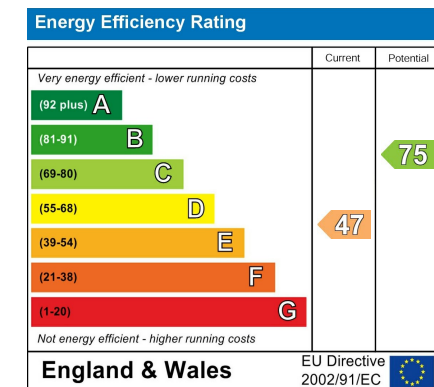
UPVC double glazed window to rear elevation, skirting boards, three built-in cupboards, heating vent.

### Other details

Tax band - B

EPC Rating - TBC

Please note there is no garage with this property



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