



**ORCHARD ROAD, LYTHAM ST. ANNES
FY8 1PF**

£600 PER MONTH

- LARGE GROUND FLOOR FLAT IN CENTRAL LOCATION
- 2 LARGE DOUBLE BEDROOMS
- LARGE LOUNGE AND MODERN DINING KITCHEN
- UNFURNISHED - ENERGY RATING C AVAILABLE EARLY MAY 24



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
Period door leads into;

Porch
Tiled floor, door into;

Flat
Door into hallway, ceramic tiled floor, doors to;

Lounge
17'2 x 15'
Large reception room with large UPVC double glazed walk in bay window to the front, skirting boards, picture rail and TV point, new electric storage heater

Bedroom One
12'1 x 13'11
Two UPVC double glazed windows to the side, wall mounted heater, skirting boards and picture rail

Bedroom Two
10'6 x 9'1
UPVC double glazed window to the side, wall mounted heater, skirting boards and picture rail, TV point

Kitchen
10'4 x 9'5
Newly installed range of modern wall and base units with integral electric oven and hob with illuminated overhead extractor, plumbed for washing machine, stainless steel sink with drainer, space for breakfast table, ceramic tiled floor and splash back tiling, separate area for fridge freezer, door to rear for bins etc

Shower Room
12'3 x 4'3
Opaque UPVC double glazed window to the rear, modern 3 piece white suite comprising; large shower cubicle, WC and pedestal wash hand basin, fully tiled walls

Other Details

Council Tax Band - A (approx £1037 per annum)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	68
(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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