



**GLEN ELDON ROAD, LYTHAM ST. ANNES
FY8 2AX**

£475 PER MONTH

- WELL PRESENTED SECOND FLOOR FLAT IN CONVENIENT LOCATION
- RECEPTION ROOM - LARGE BEDROOM - MODERN KITCHEN - SHOWER ROOM
- CLOSE TO ST ANNES CENTRE, SEA FRONT AND TRANSPORT LINKS
- ENERGY RATING: E - AVAILABLE MID 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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Entrance

Entrance gained via composite door with stain glass inserts, leading into;

Porch

Tiled flooring, light, wooden door with glass inserts leading into;

Hallway

Cupboard housing fuse boxes and meters, fire alarm system, carpeted stairs leading to the first floor.

Entrance To Flat 3

Solid timber door leading into;

Hallway

LED spotlights, smoke alarm, carpeted stairs leading to;

Second Floor Landing

Velux window, cupboard housing immersion heater, economy 7 heater, loft hatch providing access to loft space for extra storage, fuse box, skirting boards, carpet, LED spotlights, telephone point, doors leading to the following rooms;

Bathroom

5'1 x 4'4
Mains powered shower in cubicle, white WC, white pedestal wash hand basin, tiled to splash backs, lino flooring, mirror, medicine cabinet, extractor fan, shelf.

Bedroom

13'5 x 9'5
UPVC double glazed window to the side, economy 7 heater, carpet, storage cupboard providing ample storage, skirting boards

Lounge

13'10 x 12'8 to the widest point
UPVC double glazed window to the side, original sealed brick chimney breast, original exposed lintel beam over



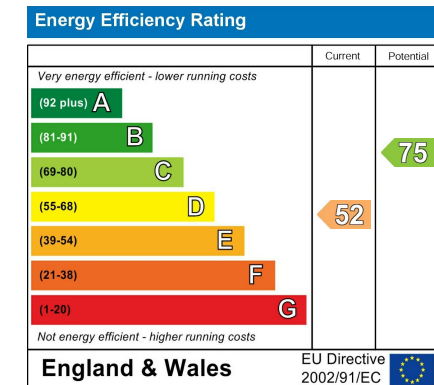
widow, economy 7 heater, telephone and television points, skirting boards, carpet

Kitchen

10'6 x 7'6
UPVC double glazed window to the front, range of modern wall and base units with laminate work surfaces, tiled to splash backs, stainless steel sink and separate drainer with mixer tap, integrated electric oven, four ring induction hob with overhead illuminated extractor, integrated dish washer, fridge freezer, plumbed for washing machine

Other Details

Council tax - A (£1,457.70 per annum)
Tenure - Leasehold



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