



**PARK ROAD, LYTHAM ST. ANNES
FY8 1QX**

£450 PER MONTH

- FIRST FLOOR STUDIO APARTMENT TO RENT IN HIGHLY SOUGHT AFTER LOCATION
- FULLY FITTED SEPARATE KITCHEN - FITTED WASHING MACHINE AND FRIDGE - SHOWER ROOM
- ELECTRIC HEATING - SMALL OUTSIDE SPACE
- EPC RATING: E



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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Lounge and sleeping area

Spacious and light living space with inbuilt storage space

Kitchen

Separate kitchen including fitted washing and fridge

Shower Room

Compact shower room with cubicle electric shower, pedestal basin and toilet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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