



**RICHMOND ROAD, LYTHAM ST ANNES
FY8 1PE**

£650 PER MONTH

- BRAND NEW TO THE MARKET IS THIS FIRST FLOOR FLAT IN THE HEART OF ST ANNES TOWN CENTRE
- ENERGY RATING C
- TWO DOUBLE BEDROOMS - LOUNGE - KITCHEN - BATHROOM



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

Secure UPVC door, leads to:

Entrance Hallway

Stairs lead to the first floor, flat 2 is located on the first floor.

Entrance to Flat Two

Two radiators, doors lead to the following rooms:

Kitchen

12'05 x 7'02

UPVC double glazed window to the front, selection of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob, electric oven with grill, overhead extractor fan, stainless steel sink with drainer, tiled to splash backs, under unit washing machine and fridge, radiator, vinyl flooring, cupboard housing consumer unit and electric meter.

Lounge

16'02 x 11'04

UPVC double glazed window to the front, electric coal effect wall mounted fire, television point, telephone point, radiator.

Bedroom One

13'04 x 12'0

UPVC double glazed window to the side, built in storage cupboard, television point, radiator.

Bedroom Two

14'03 x 9'01

UPVC double glazed window to the rear, television point, radiator.

Bathroom

16'11 x 5'06

UPVC double glazed opaque window to the rear, four piece white suite comprising of: shower cubicle with

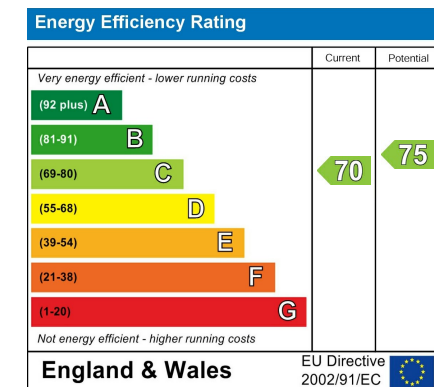


mains plumbed shower, bath, pedestal wash hand basin, WC, radiator, part tiled walls, vinyl flooring, storage cupboard housing boiler.

Other Details

The property benefits from gas central heating, UPVC double glazing and off-road parking to the front/side of the property.

Council Tax Band B (£1,788.57) per annum
Energy Rating C



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