



15 AGNEW STREET, LYTHAM ST. ANNES FY8 5NJ

£725 PER MONTH

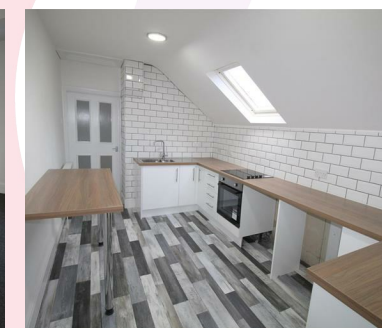
- RECENTLY RENOVATED TO A HIGH STANDARD SECOND FLOOR FLAT
- LARGE LOUNGE - KITCHEN - TWO BEDROOMS - EN-SUITE BATHROOM & SEPARATE WC
- SITUATED IN CENTRAL LYTHAM, MINUTES FROM ALL AMENITIES



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, stairs to upper floors.

Second Floor Landing

Main entrance door to:

Flat 4

Hallway

Spacious carpeted hallway, radiator, doors providing access to the following rooms:

Lounge

16'11 x 12'08

UPVC windows to the front, contemporary electric fire with marble fireplace and surround, carpets, television aerial.

Bedroom One

16'02 x 13'08 at widest point

UPVC double glazing to the rear, radiator, carpets and door leading to:

En-suite

8'05 x 6'02

Velux window, white two piece suite comprising of pedestal wash hand basin and WC, shower in cubicle, radiator, tiled to splash backs, lino flooring.

WC

White two piece suite comprising of pedestal wash hand basin and WC, extractor fan, lino flooring.

Kitchen

15'11 x 8'7

Velux window, range of contemporary cupboards and wooden work surfaces, integrated electric oven and induction hob, breakfast bar, space for appliances, mixer tap with one and half sink and drainer, tiled wall, lino flooring.



Bedroom Two

12'03 x 8'6

UPVC double glazed window, carpets, curtains, radiator, television aerial, storage space.

Other details

Council Tax band A (£1,337.00)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	