



**ANSDELL ROAD SOUTH, LYTHAM ST. ANNES
FY8 5PG**

£650 PER MONTH

- REFURBISHED 2 BEDROOM FIRST FLOOR FLAT
- 2 BEDROOMS - LOUNGE - KITCHEN - BATHROOM -
- SUPERB LOCATION A SHORT WALK FROM THE SEA FRONT & FAIRHAVEN LAKE
- ENERGY RATING - C - AVAILABLE NOW - 12 MONTH TENANCY



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

Situated on the first floor, door leading into;

Hallway

Radiator, intercom, doors to following rooms;

Bedroom Two

9'5 x 6'3

UPVC double glazed window to rear, radiator, recessed LED spotlights, coving.

Lounge

13'10 x 9'7

UPVC double glazed window to side, wall mounted gas fire, double radiator, television & telephone points.

Kitchen

7'5 x 5'5

UPVC double glazed window to side, range of contemporary fitted wall and base units with granite work surfaces, stainless steel sink with granite drainer, integrated electric oven, washing machine, four ring gas hob with overhead illuminated extractor, tile effect vinyl flooring, radiator, recessed LED spotlights, extractor fan.

Bathroom

6'4 x 4'11

UPVC double glazed opaque window to side, three piece white suite comprising; bath with shower over, wash hand basin, mirror fronted cabinet with light / shaver point above, WC, tile effect vinyl flooring, heated towel rail, recessed LED spotlights, extractor fan

Bedroom One

13'9 x 7'9

UPVC double glazed window to rear, double radiator, built in single robe, telephone point.

Outside

To the front is laid to lawn and to the rear is hard standing providing parking space.

Other details

Council Tax Band - C (£1,389.00 per annum)

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