



**36-38 ST. ANNES ROAD EAST, LYTHAM ST. ANNES
FY8 1UR**

£675 PER MONTH

- WELL PRESENTED FIRST FLOOR APARTMENT IN SOUGHT AFTER LOCATION OFFERED WITH NO CHAIN
- TWO DOUBLE BEDROOMS - SPACIOUS LOUNGE - KITCHEN - BATHROOM
- CONVENIENTLY LOCATED FOR ST ANNES TOWN CENTRE & SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- ALLOCATED PARKING SPACE - EPC RATING: D ***** AVAILABLE NOW ****



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Communal Area

Accessed via the communal entrance, two radiators, stairs lead to all floors, this property is located on the first floor.

Entrance Hallway

UPVC double glazed window to the side, split level landing with space for a tumble drier, security entry phone system, two radiators, telephone point, fuse box, doors lead to all rooms.

Lounge

18'4" (max) x 14'6" (max)
A great sized living room with a feature turret style bay window with wooden frames to the front with further double glazed opaque window with wooden frame to the front, radiator, wall mounted electric fire, television and telephone points.

Kitchen

14'6" x 6'10"
Double glazed windows to the front, range of base & wall units with complimentary work top surfaces incorporating a stainless steel sink & drainer with chrome mixer tap, integrated appliances include a fridge, electric oven, four ring gas hob and an extractor hood above, 'Beko' washing machine, space for a freezer, tiled to splash backs, vinyl tile effect flooring,

Bedroom One

13'11" x 12'6"
Double glazed windows to the side and rear one of which has a wooden frame, radiator, television point.

Bedroom Two

10'1" x 10'0"
UPVC double glazed windows to the rear, radiator, television point.



Shower Room

6'10" x 6'4"
Double glazed opaque window with wooden frame to the side, white three piece suite including bath with mains powered overhead shower and chrome grab rail, WC and pedestal wash hand basin, wall mounted chrome towel heater, part tiled walls, vinyl tile effect flooring, wall mounted mirror fronted cabinet..

Outside

Allocated parking space to the front.

Other Details

Council Tax Band: C (£2,018.00 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		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	