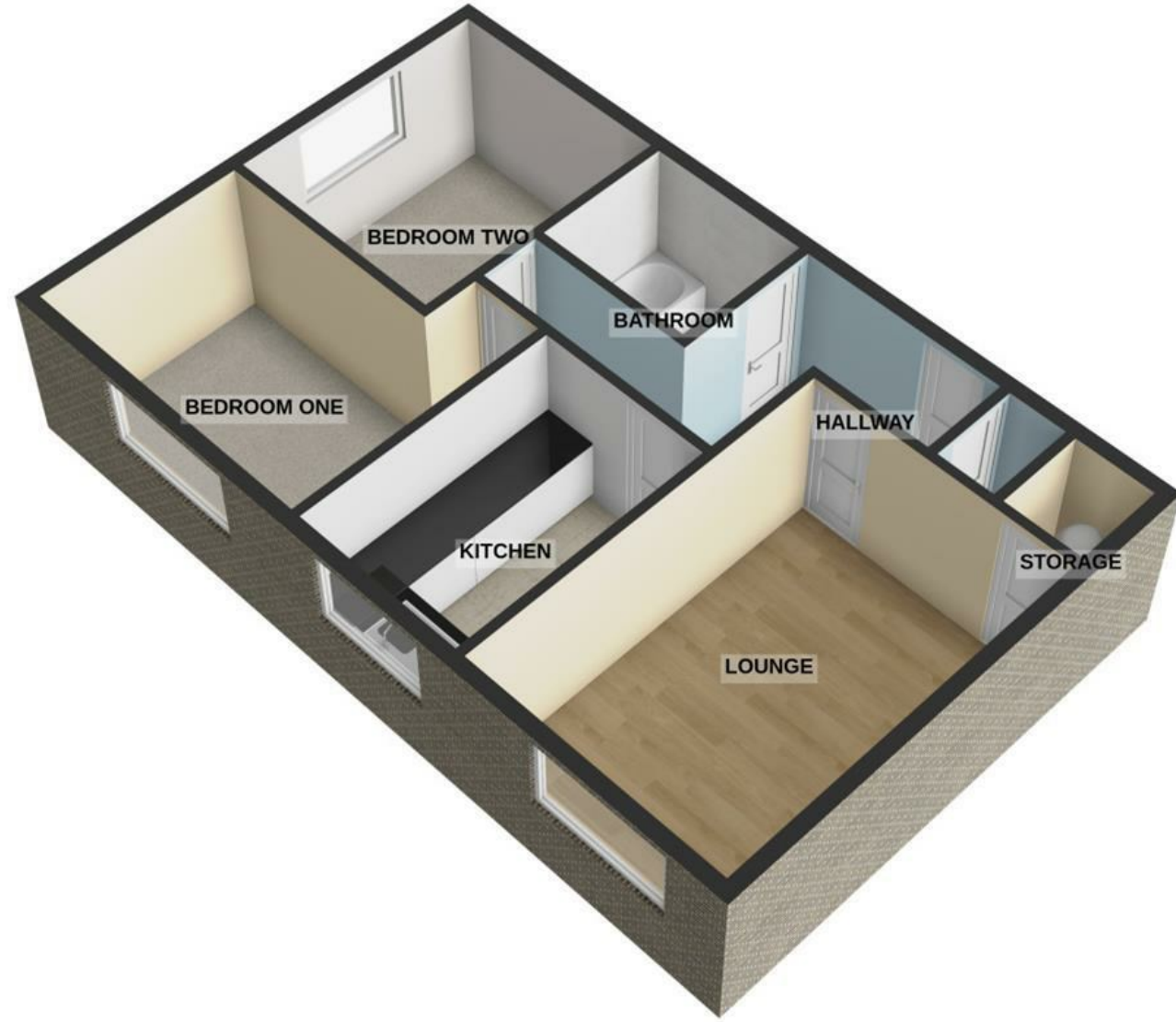


GROUND FLOOR
56.6 sq.m. (610 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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

Accessed via the rear of the building entrance gained via UPVC door with double glazed opaque inserts leading into;

Communal Hallway

Cupboard housing the electric meters and stairs leading to the first floor.

Entrance to Flat 10

Entrance gained via solid timber door leading into;

Hallway

Entry phone, cupboard housing the fuse box and water meter which also provides plentiful storage, solid timber doors leading to the following rooms;

Lounge

15'7 x 10'9

Large UPVC double glazed windows to the front, two wall mounted storage heaters, television and telephone points, cupboard housing the hot water cylinder, coving.

Bathroom

6'8 x 5'6

Three piece white suite comprising; WC, pedestal wash hand basin, bath with overhead mains powered shower, part tiled walls, wall mounted heater, extractor fan, wall mounted mirror fronted cabinet, lino flooring.

Kitchen

10'8 x 6'9

UPVC double glazed windows to the front, range of wall and base units, laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, tiled to splash backs, space for an oven and fridge freezer, plumbed for a washing machine, wall mounted electric heater, extractor fan, wood effect lino flooring.



Bedroom One

12'5 x 8'9

Large UPVC double glazed windows to the front, wall mounted storage heater, television point, coving.

Bedroom Two

10'10 x 9'1

Large UPVC double glazed windows to the side, wall mounted electric heater, television point, fitted wardrobes, coving.

Outside

Communal landscaped gardens, driveway to side of the block leading to garage at rear which is located opposite the entrance door to the building.

Other Details

Council Tax Band: B (£1,766.00 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		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	