



**QUEENS MANOR, LYTHAM ST. ANNES
FY8 1FJ**

£710 PER MONTH

- STUNNING FURNISHED GROUND FLOOR APARTMENT WITHIN THE OLD SCHOOL BUILDING
- ALLOCATED OFF ROAD PARKING WITH PLENTIFUL VISITOR PARKING
- LARGE ORIGINAL WINDOWS WITH FABULOUS OPEN PLAN KITCHEN/LIVING SPACE - ONE BEDROOM - BATHROOM
- ENERGY RATING C - AVAILABLE MID NOVEMBER 2024



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

Stunning communal entrance hallway, originally the old school entrance with beautifully restored Parquet floor; door to separate hallway.

Ground Floor Entrance to Apartment 9

Solid timber main entrance door, leads into;

Hallway

Skirting boards, coving, intercom phone system, radiator, storage cupboard and cupboard housing hot water cylinder, doors lead into;

Bedroom

14'2 x 10'4 to fitted wardrobes

Large double glazed sash window to side elevation allows an abundance of natural light, skirting boards, coving, electric panel heater, floor to ceiling mirror fronted wardrobes, telephone and television point.

Bathroom

6'8 x 6'6

Large window with double glazed window to side elevation allows an abundance of natural light, tiled floor, splash back tiling, recessed halogen spotlights, three piece white suite comprising; bath with overhead mains powered shower, WC, vanity wash hand basin.

Open Plan Lounge/Kitchen

18'2 x 16'1

Two large windows with double glazed glass insert to side elevation both allowing an abundance of natural light. To the kitchen; tiled floor, contemporary range of wall and base units with granite work surfaces and splash back, integrated appliances include; fridge freezer, oven, four ring ceramic hob with overhead illuminated extractor fan, stainless steel one and a half bowl sink and drainer with hose mixer tap, dishwasher, washing machine. To the lounge; skirting boards, coving recessed halogen spotlights, wall lights, television, telephone and satellite points, two electric panel heaters.



Outside

Secluded communal landscaped courtyard garden to rear, allocated parking to side of property as well as parking in the visitor parking to the front if space available.

Other Details

Council tax band - C (£2,044.08 per annum)

Energy Rating C

