



GLEN ELDON ROAD, LYTHAM ST ANNES
FY8 2AX

£625 PER MONTH

- IMMACULATELY PRESENTED SECOND FLOOR FLAT IN CONVENIENT LOCATION
- CLOSE TO ST ANNES CENTRE, SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- SPACIOUS DINING LOUNGE - TWO DOUBLE BEDROOMS - MODERN KITCHEN - CONTEMPORARY SHOWER ROOM
- CAN BE EITHER PART FURNISHED OR UNFURNISHED - EPC RATING: TBC *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.



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Entrance

Entrance gained via solid wood door leading into;

Entrance Vestibule

Decorative coving, tiled flooring, cupboard housing fuse boxes and electric meters, door leading into;

Entrance Hallway

Decorative coving, skirting boards, solid wood flooring, stairs leading to the upper floors.

Entrance to Flat 4

Door leading into;

Hallway

Entry phone, inbuilt cupboards, loft hatch, doors leading into the following rooms;

Bedroom One

8'8 x 8'1

Velux window to the rear, radiator, inbuilt cupboards, television point, skirting boards.

Shower Room

4'6 at widest point x 2'10

Three piece suite comprising of; overhead electric shower with further shower attachment, WC and vanity washing basin, fully tiled walls, wall mounted mirror fronted cabinet, extractor fan, recessed spotlights, tiled flooring.

Bedroom Two

11'3 x 7'6

UPVC double glazed window to the front, radiator, fitted wardrobe.

Dining Lounge

15' x 12'3

UPVC double glazed window to the side, radiator, television and telephone points, space for table and chairs, door leading into;

Kitchen

8'7 x 5'

Velux window to the rear, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, overhead 'Russell Hobs' extractor hood, integrated appliances include; Scott Ceran' induction hob and 'Logik' electric oven, space for under counter fridge freezer, washing machine, extractor fan, radiator, part tiled walls, tiled flooring.

Outside

Paved pathway to the front bordered by shrubs and bushes.

Other Details

Council Tax Band: A (£1,513.00 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