



MAYFIELD ROAD, LYTHAM ST. ANNES
FY8 2DW

£675 PER MONTH

- A LOVELY TWO BEDROOM PURPOSE BUILT GROUND FLOOR FLAT CLOSE TO ST ANNES TOWN CENTRE.
 - PRIVATE DESIGNATED PARKING AND ACCESS TO THE COMMUNAL GROUNDS
- MODERN KITCHEN AND SEPERATE LOUNGE - BATHROOM - TWO BEDROOMS
 - **** AVAILABLE MIDDLE OF MAY 2025 **** - EPC RATING C



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 Entrance

UPVC Entrance door leads into;

Communal Hallway

Solid timber doors leading to apartments 1 and 2, UPVC double glazed door leading to the rear of the property and stairs leading to the first floor.

Entrance to apartment 3

Solid timber door leading into;

Hallway

UPVC double glazed opaque windows allowing plentiful light, two radiators, cupboard housing boiler, brand new wood effect vinyl flooring. Doors leading to the following rooms;

Kitchen

10'4 x 6'10
UPVC double glazed window to front, range of brand new wall and base units with grey laminate work surfaces, tiled to splash backs, integrated appliances include: brand new induction hob with extraction fan and electric oven plus under counter freezer, stainless steel sink and drainer with chrome mixer tap, plumbed for washing machine and dishwasher or freezer, new tiled effect vinyl flooring.

Lounge

12'3 into the bay window x 10'11
UPVC double glazed bay window to front, radiator, laminate flooring, television and telephone points, wooden surround and marble back drop with matching hearth providing space for an electric fire.

Bedroom Two

10'1 x 7'2
UPVC double glazed window to front, radiator, television point, brand new carpet.



Bedroom One

12'3 into the bay window x 10'11
UPVC double glazed bay window to front, radiator, television point.

Bathroom

8'7 x 5'3
UPVC double glazed opaque window to side, three piece white suite comprising of bath with overhead shower, pedestal wash hand basin and WC, part tiled walls, radiator, extractor fan, wall mounted mirror, wall mounted mirror fronted cabinet, grab rail.

Outside

Communal gardens with plants and shrubs. There is also allocated parking for one car.

Other details

Council Tax band - B (£1,766.00 per annum)

