



FLEET STREET, LYTHAM ST. ANNES
FY8 2SY

£675 PER MONTH

- IMMACULATELY PRESENTED GROUND FLOOR PURPOSE BUILT APARTMENT IN CONVENIENT LOCATION
 - CLOSE TO LOCAL SHOPS, TRANSPORT LINKS, ST ANNES TOWN CENTRE AND A SHORT WALK TO THE SEA FRONT
- BRIGHT AND SPACIOUS LOUNGE - 2 DOUBLE BEDROOMS - THREE PIECE BATHROOM - CONTEMPORARY KITCHEN
 - COMMUNAL GARDENS - ENERGY RATING: E****AVAILABLE NOW****

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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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY

T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Communal Entrance

UPVC double glazed door with window to side leading into;

Communal Hallway

Staircase leading to upper floors;

Entrance To Flat 26

Entrance gained via solid timber door leading into;

Hallway

Entry phone, wall mounted electric heater, telephone point, doors to the following rooms;

Bedroom One

14'4 x 10'6
Large UPVC double glazed window to the front, ceiling heating.

Bedroom Two

10'7 x 9'10
Large UPVC double glazed window to the rear, ceiling heating.

Bathroom

10'5 x 5'11 at widest point
Large UPVC double glazed opaque window to the rear, three piece white suite comprising of; bath with overhead electric shower, pedestal wash hand basin and WC, part marble effect panelled walls, tile effect vinyl flooring, wall mounted cabinet, cupboard housing the hot water cylinder which also provides storage space,

Kitchen

13'10 x 7'
Newly fitted kitchen with large UPVC double glazed window to the rear, good range of wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated appliances include; 'Lamona' induction hob with overhead illuminated extractor



hood, 'Lamona' electric oven and 'Lamona' fridge freezer, plumbed for a washing machine, space for a dishwasher, part tiled walls, wood effect vinyl flooring.

Lounge

14'4 x 12'11
Large UPVC double glazed window to the front, wall mounted electric heater, television and telephone points, coving.

Outside

There are large communal gardens mostly laid to lawn and also a car park area.

Other Details

Council Tax Band: A (£1,592.00 per annum)

