



4, ST. DAVIDS ROAD NORTH, LYTHAM ST. ANNES
FY8 2BL

£575 PER MONTH

- ONE BEDROOM GROUND FLOOR APARTMENT - LOCATED JUST A SHORT WALK AWAY FROM ST ANNES TOWN CENTRE, TRAIN STATION AND BUS ROUTES
- SPACIOUS LOUNGE - KITCHEN - THREE PIECE BATHROOM
- COMMUNAL GARDENS - OFF ROAD PARKING - ENERGY 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.



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Communal Entrance

Secure intercom entry system, double doors lead into:

Communal Hallway

Stairs to upper floors, meter cupboards.

Entrance Hall to Flat 7

Intercom phone, storage cupboard housing water cylinder, thermostat for the water and consumer unit, doors lead to the following rooms:

Bathroom

8'02 x 4'10

Three piece suite comprising of: WC, pedestal wash hand basin, bath, part tiled walls, extractor fan, wall mounted heater, vinyl flooring.

Bedroom

11'08 x 8'02

UPVC double glazed window, good range of fitted wardrobes and drawers, wall mounted storage heater.

Lounge

14'11 x 14'08

Two UPVC double glazed bay windows, wooden mantelpiece with marble effect back drop and hearth housing electric fire, telephone and television point, two wall mounted storage heaters.

Kitchen

8'03 x 8'01

UPVC double glazed window, good range of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob, electric extractor fan, electric oven and grill, stainless steel sink and drainer, tiled to splash backs, under unit washing machine and fridge with small freezer compartment, extractor fan, vinyl flooring.

Outside

There are communal gardens and off road parking (this is not allocated).



Other Details

Council Tax Band - A (£1,608.84 per annum)

Communal Gardens

Energy Rating: C

