



7/8 ST. GEORGES SQUARE, LYTHAM ST. ANNES
FY8 2NY

£605 PER MONTH

- STUNNING, UNFURNISHED RECENTLY REFURBISHED LARGE 1 BEDROOM SECOND FLOOR APARTMENT
- OFF ROAD PARKING
- WITHIN A FINE PERIOD PROPERTY HIGHLY SOUGHT AFTER LOCATION OPPOSITE ASHTON GARDENS
- ENERGY RATING - E - AVAILABLE MID JUNE 2025



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

Solid timber traditional communal main entrance door leads into;

Communal Porch

Original mosaic tiled floor and part tiled walls, door with stained glass inserts leads into communal hallway with stunning original and recently restored tiled floor, turned spindled staircase to upper floors.

Entrance to Flat 11

Solid timber main entrance door leads into;

Hallway

Electric heater, large storage cupboard housing water cylinder, intercom phone, doors to;

Bathroom

7'7 x 5'11
Tiled floor, splash back tiling, extractor fan, recessed halogen spotlights, chrome towel heater, contemporary three piece white suite comprising; bath with overhead mains powered drench shower, pedestal wash hand basin, WC.

Bedroom

15' x 14'10
Large original sash window with fitted blind to rear elevation, electric heater, television point.

Open Plan Lounge / Kitchen

15'1 (at longest point) x 14'8 (at widest point)
To the lounge; Large sash window with fitted blinds to side elevation, wood effect laminate flooring, electric heater, wall lights, recessed halogen spotlights, television point, telephone point, satellite point. To the kitchen; Contemporary range of wall and base units with laminate work surfaces, splash back tiling, integrated appliances include; stainless steel sink and drainer, washing machine, four ring ceramic hob with overhead illuminated extractor fan, electric oven, fridge freezer.

Outside

Communal gardens and parking to the rear of the building. Parking is on a first come first serve basis.

Other Details

Council Tax Band - A

PARKING - To the rear of the property there is a car park with 10 spaces. Parking is not allocated and is therefore on a first come first serve basis however only one car per flat is allowed. There are 12 flats in the block

