



DERBE ROAD, LYTHAM ST ANNES  
FY8 1NJ

£675 PER MONTH

- SECOND FLOOR FLAT MINUTES FROM THE SEA FRONT, ST ANNES SQUARE & TRANSPORT LINKS
- OFF ROAD PARKING ON A FIRST COME FIRST SERVE BASIS
- DOUBLE BEDROOM - LOUNGE - CONTEMPORARY KITCHEN & BATHROOM
- ENERGY RATING E - AVAILABLE MID JULY



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**  
Solid timber entrance door with glazed inserts leading into;

**Communal Hallway**  
Staircase leading to upper floors;

**Entrance to Flat 8**  
Door leading into;

**Hallway**  
Wood effect laminate flooring, built in storage cupboards, doors leading to the following rooms;

**Bedroom**  
14'12 x 12'2  
UPVC double glazed windows to side and rear, wall mounted electric heater, door leading into;

**En-Suite**  
6'11 x 5'6  
UPVC double glazed opaque window to rear, three piece contemporary white suite comprising of; shower cubicle with overhead electric shower, vanity wash hand basin, WC, tiled flooring, part tiled walls, overhead electric heater.

**Lounge**  
14'0 x 11'0  
UPVC double glazed windows to front and side, contemporary wall mounted electric fire, wall mounted electric heater, television point.

**Kitchen**  
10'7 x 7'2  
UPVC double glazed window to front, comprehensive range of contemporary fitted wall and base units with laminate work surfaces, tiled to splash backs, integrated appliances include: electric oven, four ring electric hob, stainless steel sink and drainer, fridge freezer, washing machine, tiled flooring.

**Other Details**

Council Tax Band - A (£1,608.84 per annum)  
Off road parking on a first come first serve basis  
Energy Rating E

