



# BACK WEST CRESCENT, LYTHAM ST ANNES FY8 1SQ

£799 PER MONTH

- TWO BEDROOM SECOND FLOOR APARTMENT LOCATED IN THE AVAILABLE NOW ENERGY RATING D HEART OF ST ANNES TOWN CENTRE
- OPEN PLAN LOUNGE/ KITCHEN BATHROOM NO PARKING





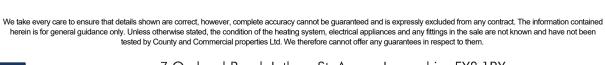




















#### Communal Entrance

Entered at the front of the building via a secure entry code system, stairs lead to the first and second floors.

## Entrance to Apartment 9

Storage cupboard is situated on the communal landing, washing machine, consumer unit, water cylinder, tiled flooring, recessed spotlight.

Entered via a solid wooden door.

## Hallway

Wall mounted electric heater, recessed spotlights, doors lead to the following rooms:

#### Bathroom

11'01 x 6'06

UPVC double glazed window, four piece white suite comprising of: WC, pedestal wash hand basin, bath, large walk in shower cubicle with mains plumbed shower, wall mounted heated towel rail, part tiled walls, tiled flooring, extractor fan, recessed spotlights.

#### Bedroom One

15'0 x 7'10

UPVC double glazed windows to the side and rear, wall mounted electric heater, television point.

## Bedroom Two

UPVC opaque double glazed window, wall mounted electric heater, television point.

# Open Plan Lounge/Kitchen

19'03 x 15'0

Large UPVC double glazed window, further opaque double glazed windows to the side, wall mounted electric heater, television point.

Wall and base units with laminate work surfaces, integrated appliances include: electric oven with grill,

four ring electric hob, contemporary extractor fan, composite sink, freestanding fridge freezer, tiled to splashbacks, tiled flooring, recessed spotlights.

## Other Details

The apartment does not come with parking Council Tax Band: A (£1608.84 per annum) Energy Rating: D

