



BACK WEST CRESCENT, LYTHAM ST ANNES
FY8 1SQ

£725 PER MONTH

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



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

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

Entrance to Apartment 8

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:

Bedroom One

14'10 x 14'02
UPVC double glazed opaque window, wall mounted electric heater, television point.

Open Plan Lounge area

14'08 x 14'06
UPVC double glazed opaque windows, wall mounted electric heater, telephone and television points, recessed spotlights.

Kitchen Area

11'05 x 9'04
Two UPVC double glazed opaque windows, range of wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob, electric oven with grill, overhead extractor fan, stainless steel sink with drainer, fridge/freezer, space for table and chairs, tiled to splashbacks, tiled flooring, recessed spotlights.

Bathroom

11'03 x 7'02
UPVC double glazed opaque window, four piece white suite comprising of: WC, pedestal wash hand basin,

bath, corner shower cubicle with waterfall shower and further shower attachment, wall mounted heated towel rail, tiled walls and floor, extractor fan, recessed spotlights.

Other Details

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

