



BACK WEST CRESCENT, LYTHAM ST ANNES
FY8 1SQ

£725 PER MONTH

- ONE BEDROOM FIRST FLOOR APARTMENT LOCATED IN THE HEART OF ST ANNES TOWN CENTRE
- AVAILABLE NOW - ENERGY RATING C
- 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

Entrance to Apartment 7

Entered via a solid wooden door.

Hallway

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

Bathroom

8'04 x 7'11

Four piece white suite comprising of: WC, pedestal wash hand basin, bath, large walk in mains plumbed shower, wall mounted heated towel rail, tiled walls and floor, extractor fan, recessed spot lights.

Bedroom One

13'02 x 12'03

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

Open Plan Lounge Area

14'06 x 12'05

Two UPVC double glazed opaque windows and two Velux windows, wall mounted electric heater, television and telephone point, wall lights. The lounge is open to:

Kitchen Area

14'05 x 7'09

Range of wall and base unites with laminate work surfaces, integrated appliance include: four ring electric hob, electric oven with grill, overhead extractor fan, stainless steel sink with drainer, space for a fridge freezer, tiled to splashbacks, tiled flooring, recessed spotlights, door leading to storage cupboard housing washing machine, consumer unit and water cylinder and recessed spotlights.

Other Details

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

