



# BACK WEST CRESCENT, LYTHAM ST ANNES FY8 1SQ

£675 PER MONTH

- ONE BEDROOM FIRST FLOOR APARTMENT LOCATED IN THE HEART OF ST ANNES TOWN CENTRE
- OPEN PLAN LOUNGE/ KITCHEN BATHROOM NO PARKING

AVAILABLE NOW - ENERGY RATING C



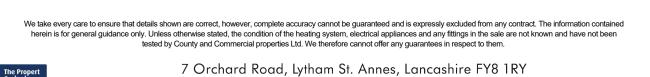




















# **Communal Entrance**

## 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

