



BACK WEST CRESCENT, LYTHAM ST ANNES
FY8 1SQ

£850 PER MONTH

- TWO 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



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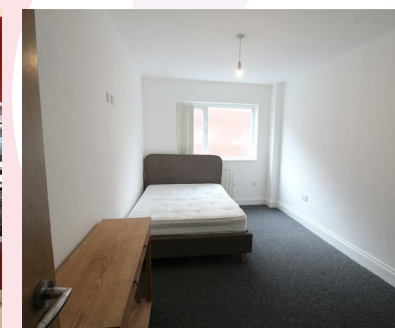
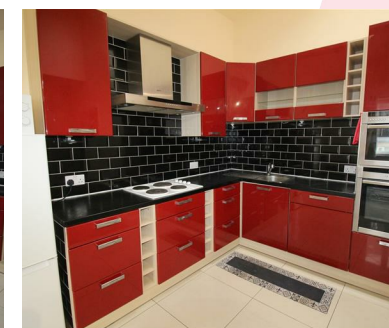
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





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 5

Entered via a solid wooden door.

Hallway

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

Storage Cupboard

Housing water cylinder, consumer unit and washing machine.

Bedroom One

12'11 x 10'03
UPVC double window, wall mounted electric heater, television point.

Bedroom Two

11'07 x 8'03
Velux window, wall mounted electric heater, television point, two wall lights.

Open Plan Lounge/Kitchen

16'04 x 14'11
UPVC double glazed window, two Velux windows, wall mounted electric heater, television and telephone points, space for table and chairs.

Wall and base units with laminate works surfaces, integrated appliances include: four ring electric hob, electric oven with grill, overhead illuminated extractor fan, stainless steel sink with drainer, tiled to splashbacks, freestanding fridge freezer, tiled flooring and spotlights.

Bathroom

7'10 x 8'04
Four piece white suite comprising of: WC, pedestal wash hand basin, bath, shower cubicle with waterfall shower and further shower attachment, part tiled walls, tiled flooring, wall mounted heated towel rail, recessed spotlights, extractor fan.

Other Details

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

