



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
- OPEN PLAN LOUNGE/ KITCHEN - BATHROOM - NO PARKING

- AVAILABLE NOW - ENERGY RATING C



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

Entrance to Apartment 4
Entered via a solid wooden door.

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

Bathroom
7'02 x 7'02
Three piece white suite comprising of: WC, pedestal
wash hand basin, bath with glass screen and electric
shower, wall mounted heated towel rail, tiled walls and
floor, extractor fan, recessed spotlights.

Bedroom One
12'05 x 10'06
UPVC double glazed window, wall mounted electric
heater, television point.

Open Plan Lounge/Kitchen
20'10 x 14'08
UPVC double glazed window and two Velux windows,
wall mounted electric heater, television point, range of
wall and base units with laminate work surfaces, under
unit lighting, integrated appliances include: four ring
electric hob, electric oven with grill, overhead extractor
fan, composite sink with drainer, space for fridge
freezer, recessed spotlights, tiled flooring, door leading
to storage cupboard housing a washing machine,
consumer unit and water cylinder.

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

