



# BACK WEST CRESCENT, LYTHAM ST ANNES FY8 1SQ

£675 PER MONTH

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





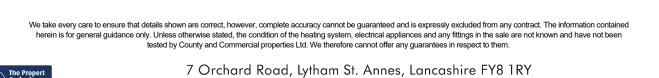












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#### Communal Entrance

Entered at the front of the building via a secure entry code system.

### Entrance to Apartment 3

Entered via a solid wooden door.

#### Hallway

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

### Bathroom

8'02 x 7'09

Three-piece white suite comprising of: WC, pedestal wash handbasin, bath with mains plumbed waterfall shower with further shower attachment, glass screen, part walls, tiled flooring, wall mounted heated towel rail, extractor fan, recessed spotlights.

### Bedroom One

15'05 x 10'11

Two UPVC double glazed opaque windows, wall mounted electric heater, television point, cupboard housing consumer unit, water cylinder and recessed spotlights.

## Open Plan Lounge/Kitchen

28'05 x 11'03

UPVC double glazed window, wall mounted electric heater, telephone and television points, wall and base units with laminate work surfaces, tiled to splash backs, composite one and a half bowl sink and drainer, integrated appliances include: electric oven with grill, four ring electric hob with overhead extractor fan, under unit washing machine, freestanding fridge freezer, tiled flooring, recessed spotlights.

#### Other Details

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

