



# BACK WEST CRESCENT, LYTHAM ST ANNES FY8 1SQ

£725 PER MONTH

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





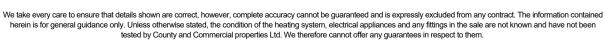














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### **Communal Entrance**

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

#### Entrance to Apartment 1

Entered via a solid wooden door.

#### Hallway

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

#### Bathroom

8'0 x 7'09

Three piece white suite comprising of: WC, pedestal wash hand basin, bath with glass screen and overhead waterfall shower with further shower attachment, wall mounted heated towel rail, part tiled walls, tiled flooring, extractor fan, recessed spotlights, cupboard housing the consumer unit and water cylinder.

#### Bedroom One

15'07 x 9'08

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

## Open Plan Lounge/Kitchen

28'03 x 14'10

Two UPVC double glazed opaque windows, wall mounted electric heater, television point, space for table and chairs, range of high gloss wall and base units with laminate work surfaces, integrated appliances include: 'Lamona' oven with grill, four ring electric hob, overhead extractor fan, washing machine, dishwasher, stainless steel sink with drainer, tiled to splash backs, American style fridge freezer, recessed spotlights, tiled flooring.

#### Other Details

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

