



**EASTBANK ROAD, LYTHAM ST. ANNES  
FY8 1ND**

**£650 PER MONTH**

- SPACIOUS FIRST FLOOR APARTMENT WITH SEA VIEWS AND PARKING IN SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS - LOUNGE - KITCHEN - BATHROOM
- CLOSE TO TRANSPORT LINKS, ST ANNES TOWN CENTRE AND THE SEA FRONT
- OFF ROAD PARKING - EPC RATING: D - FURNISHED OR UNFURNISHED



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.



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### Communal Entrance

Communal entrance door leads into porch and communal hallway with stairs to upper floors.

### First Floor - Entrance to Flat 3

Main entrance door leads into;

### Hallway

Intercom phone, radiator, airing cupboard, doors to;

### Bedroom Two

10' x 8'1 (at widest point)

UPVC double glazed window to front elevation, radiator, walk in wardrobe and further store cupboard.

### Lounge

13'9 (into bay) x 10'8

Large UPVC double glazed walk in bay window to front elevation providing sea views and allowing an abundance of natural light, radiator, TV and telephone points, space for small dining table, fitted store cupboards, open rectangular arch into;

### Kitchen

8'5 x 5'

Vinyl flooring, range of modern wall and base units with laminate work surfaces and splash back tiling, appliances include: four ring electric hob with double oven and illuminated overhead extractor, fridge freezer, stainless steel sink and drainer; wall mounted extractor fan.

### Bathroom

6'3 x 5'6

UPVC double glazed windows to the side, three piece white suite comprising: bath with overhead shower, WC and pedestal wash hand basin, wall mounted mirror, tiled walls and flooring, extractor fan.

### Bedroom One

12'6 (at widest point) x 8'11

Large UPVC double glazed window to rear elevation, radiator, skirting boards.

### Outside

Off road parking to front elevation.

### Other Details

Council Tax Band - A (£1,608.84 per annum)

### Energy Efficiency Rating

