



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
- AVAILABLE NOW - ENERGY RATING D
- OPEN PLAN LOUNGE/ KITCHEN - BATHROOM - NO PARKING



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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.



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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

