



BACK WEST CRESCENT, LYTHAM ST ANNES
FY8 1SQ

£799 PER MONTH

- TWO BEDROOM SECOND 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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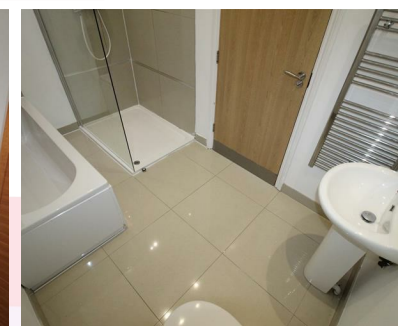
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We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition 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, stairs lead to the first and second floors.

Entrance to Apartment 9

Storage cupboard is situated on the communal landing, washing machine, consumer unit, water cylinder, tiled flooring, recessed spotlight.

Entered via a solid wooden door.

Hallway

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

Bathroom

11'01 x 6'06
UPVC double glazed window, four piece white suite comprising of: WC, pedestal wash hand basin, bath, large walk in shower cubicle with mains plumbed shower, wall mounted heated towel rail, part tiled walls, tiled flooring, extractor fan, recessed spotlights.

Bedroom One

15'0 x 7'10
UPVC double glazed windows to the side and rear, wall mounted electric heater, television point.

Bedroom Two

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

Open Plan Lounge/Kitchen

19'03 x 15'0
Large UPVC double glazed window, further opaque double glazed windows to the side, wall mounted electric heater, television point.

Wall and base units with laminate work surfaces, integrated appliances include: electric oven with grill,

four ring electric hob, contemporary extractor fan, composite sink, freestanding fridge freezer, tiled to splashbacks, tiled flooring, recessed spotlights.

Other Details

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

