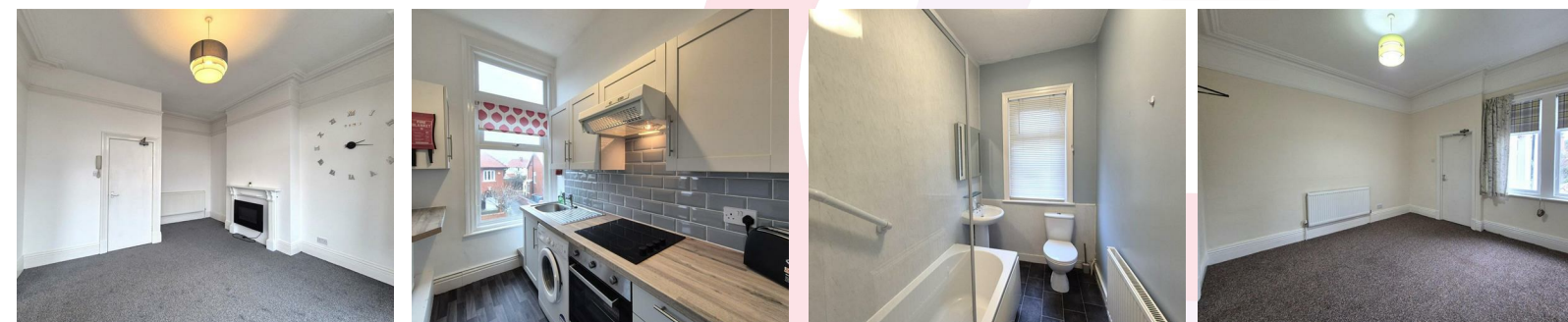




60 GLEN ELDON ROAD, LYTHAM ST. ANNES
FY8 2AZ

£495 PER MONTH

- WELL PRESENTED FIRST FLOOR APARTMENT IN CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - MODERN KITCHEN - BATHROOM
- CLOSE TO LOCAL SHOPS, ST ANNES TOWN CENTRE AND SEA FRONT, GOOD TRANSPORT LINKS AND MOTORWAY ACCESS
- EPC RATING: D



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countystateagentsltd.com



Communal Entrance

UPVC double glazed door leads into;

Communal Porch

Tiled floor, tiled walls, door leads into;

Communal Hallway

Skirting boards, coving, stairs to upper floors.

Entrance to Flat 2

Door leads into;

Hallway

Skirting boards, coving, door leading into;

Lounge

17'9 x 12'1

Large UPVC double glazed bay window to front elevation, decorative wooden fire surround housing wall mounted living flame effect electric fire, double radiator, entry phone, television and telephone points, newly fitted carpet, picture rail, skirting boards, coving, archway leading into kitchen;

Kitchen

10'7 x 5'3

Range of modern wall and base units, wood effect laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, brand new integrated 'Candy' electric oven and induction hob with overhead illuminated extractor fan, 'Beko' washing machine, fridge freezer, wood effect vinyl flooring, radiator, UPVC double glazed window to front elevation.

Bedroom Two/Dining Room

13'2 x 12'5

UPVC double glazed window to rear elevation, double radiator, skirting boards and coving, wall mounted boiler, door leading into hallway;

Hallway

Access to loft, radiator, skirting boards, doors leading to;



Bathroom

Three piece white suite comprising; bath with overhead shower, pedestal wash hand basin, WC, radiator, tile effect vinyl flooring, UPVC opaque double glazed window to side elevation.

Bedroom One

14'2 x 10'10

UPVC double glazed window to rear elevation, fitted wardrobe with overhead storage, double radiator, skirting boards, newly fitted carpet.

Other Details

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC