



**ST. LEONARDS ROAD WEST, LYTHAM ST. ANNES
FY8 2PF**

£875 PER MONTH

- FULLY FURNISHED DECEPTIVELY SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT - LOCATED CLOSE TO ST ANNES SQUARE, SEA FRONT AND TRANSPORT LINKS
- GREAT SIZED FULL HEIGHT COMMUNAL BASEMENT - OFF ROAD PARKING - SINGLE DETACHED GARAGE
- LARGE BRIGHT AND AIRY LOUNGE - GALLEY KITCHEN - FAMILY BATHROOM - CONTEMPORARY WET ROOM
- ENERGY 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.



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Private Entrance

UPVC double glazed door with UPVC double glazed opaque window to the side, laminate flooring, radiator, stairs lead up to:

Hallway

25'06 x 5'11

Original skirting boards and cornice, three radiators, doors lead to the following rooms:

Lounge

17'7 x 13'1

UPVC double glazed leaded bay window to the front, original skirting boards and cornice, space for a small dining table and chairs, two double radiators, television and telephone points.

Bedroom One

12'04 x 10'01

UPVC double glazed window to the side, original skirting boards, double radiator.

Family Bathroom

11'10 x 4'03

UPVC double glazed opaque window to the side, three piece white suite comprising of: WC, pedestal wash hand basin, bath with hand held shower attachment, half tiled walls, radiator, laminate flooring, recessed spotlights.

Shower/Wet Room

9'08 x 2'04

Contemporary wet room with WC, pedestal wash hand basin, mains plumbed shower, fully tiled walls, tiled flooring with underfloor heating, extractor fan, recessed spotlights.

Bedroom Two

11'11 x 11'05 to the widest point

UPVC double glazed window to the side, original skirting boards, double radiator, television point.



Kitchen

13'11 x '510

UPVC double glazed door and window to the rear, providing access to the communal rear garden, good range of wall and base units with hardwood work surfaces, integrated appliances include: 'Lamona' four ring gas hob, 'Lamona' electric oven and grill, overhead illuminated extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for under unit fridge/freezer, radiator, vinyl flooring, recessed spotlights.

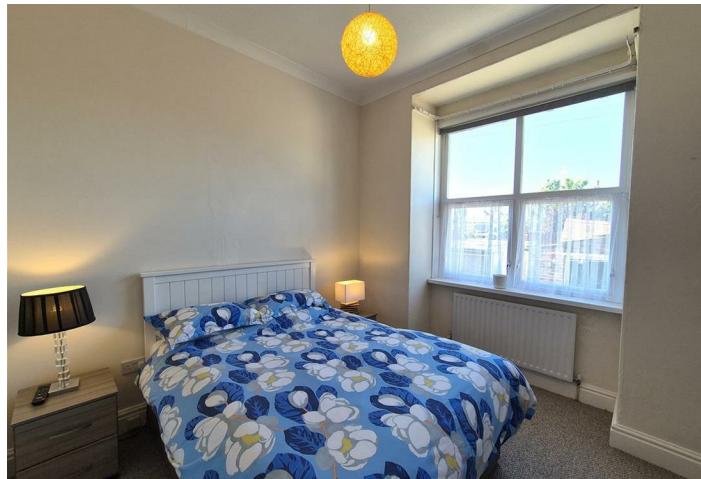
Outside

The front garden can be used by the occupiers of the ground floor apartment, the driveway is communal and provides off road parking for one car. To the rear there is a communal low maintenance garden and a detached single brick built garage which has power and lighting.

Other Details

Council Tax Band B (£1,876.99 per annum)

Energy Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC