



**THE HAMLET, LYTHAM ST. ANNES
FY8 3LE**

£450 PER MONTH

- GROUND FLOOR STUDIO APARTMENT WITH OPEN VIEWS
- SPACIOUS LOUNGE/BEDROOM - OFF ROAD PARKING - AVAILABLE MID JULY 26
- QUIET RESIDENTIAL AREA HANDY FOR ACCESS TO THE M55



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

Communal hallway with door into;

Flat 16

Door into;

Lounge/Bedroom

17'11 x 9'5

Large window to the front with good views, skirting boards and coving, TV point, door into dressing area and large archway to Kitchen, wall mounted storage heater

Kitchen

8'1 x 8

Window to the side, range of wall and base units with laminate work surfaces, fridge freezer, oven/hob, stainless steel sink/drainer, washing machine, tiled walls and vinyl flooring

Dressing Room

6' x 4'4

(First measurement is to front of fitted wardrobes)
Window to the front, double fitted wardrobe with shelving, dressing table, door into;

Shower Room

5'8 x 4'10

(plus recessed area for shower and airing cupboard)
Opaque window to the side, three piece suite comprising; vanity wash hand basin with storage beneath and shower cubicle with electric shower, fully tiled walls, vinyl flooring

Outside

Lawned communal gardens, off road parking space

Other details

Council Tax Band - A

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	