



**CHURCH ROAD, LYTHAM ST. ANNES
FY8 3NE**

£575 PER MONTH

- NEWLY MODERNISED COMPACT GROUND FLOOR FLAT IN A HIGHLY CONVENIENT LOCATION, WITHIN EASY REACH OF LOCAL SHOPS, PUBLIC TRANSPORT, BEACH AND SEAFRONT
- AVAILABLE END OF MARCH 26 - ENERGY RATING D

- LOUNGE - ONE DOUBLE BEDROOM, DINING KITCHEN, BATHROOM



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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Entrance

Accessed via a UPVC door, opening into the Lounge.

Lounge

A great sized lounge with laminate wood flooring, radiator, built-in meter cupboard and a door to the inner hall.

Inner Hall

Walk-in storage area, doors lead off to the following rooms:

Dining Kitchen

UPVC double glazed opaque windows to the side, great sized dining kitchen with a range of modern high gloss base and wall units. complimentary work surfaces. Integrated appliances include: electric oven, four ring hob with over head illuminated extractor fan, stainless steel sink with drainer. Additional appliances include a washing machine.

Bedroom

UPVC double glazed opaque windows to the front, radiator.

Bathroom

A modern three piece suite including: bath with overhead electric shower and curved screen, WC and wash hand basin.

Other Details

Allocated parking space to the front.

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		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	