



**ST. ANNES ROAD WEST, LYTHAM ST. ANNES
FY8 1RF**

£795 PER MONTH

- UNFURNISHED - TWO BEDROOM SECOND FLOOR FLAT IN THE HEART OF ST ANNES WITH VIEWS OVER THE TOWN CENTRE AND SEA FRONT
- ENERGY RATING D AVAILABLE EARLY AUGUST 26
- LARGE OPEN PLAN LOUNGE / KITCHEN - BATHROOM - OFF ROAD PARKING

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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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Entrance to Flat 2

Intercom, radiator, doors lead to the following rooms;

Bathroom

7'9 x 4'9

Three piece white suite comprising of; bath with overhead shower and glass shower screen, pedestal wash hand basin, WC, tiled effect vinyl flooring, chrome towel heater, recessed LED spotlights, extractor fan.

Bedroom One

15'8 x 8'2

UPVC double glazed window to front, radiator.

Bedroom Two

15' x 8'8

UPVC double glazed window to rear, radiator.

Open Plan Lounge/Kitchen

6.93m x 3.96m

Large open plan lounge / kitchen with large walk in bay window to front overlooking the town centre with views to the side over the sea front, double radiator, range of fitted base units, laminate work surfaces, stainless steel sink and drainer, integrated electric oven, four ring electric hob, overhead extractor, washing machine.

Other Details

Allocated off road parking at the rear.

Council Tax Band - A

