



**FAIRVIEW AVENUE, LYTHAM ST. ANNES
FY8 3TA**

£675 PER MONTH

- IMMACULATED PRESENTED FIRST FLOOR APARTMENT IN QUIET RESIDENTIAL LOCATION
- CLOSE TO LOCAL SHOPS AND PARKS, BUS ROUTES AND MOTORWAY ACCESS

- TWO BEDROOMS - BRIGHT AND SPACIOUS LOUNGE - FITTED KITCHEN - THREE PIECE BATHROOM - REAR PORCH/UTILITY ROOM
- EPC RATING C *AVAILABLE NOW*



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

UPVC opaque double glazed door leading into;

Porch

Meter cupboard, staircase leading to;

First Floor Landing

UPVC double glazed opaque window to side, radiator, loft hatch, doors to all rooms;

Lounge

14'2 x 13'1

Large UPVC double glazed window to rear allowing plentiful light, newly fitted carpet, large radiator, television point, doorway leading into;

Kitchen

9'3 x 5'8

Range of wall and base units with laminate work surfaces, tiled to splash backs, integrated electric oven, four ring halogen hob with overhead illuminated extractor, stainless steel sink and drainer, space for fridge freezer, tiled flooring, UPVC double glazed window to side, door into;

Rear Porch

Windows to side and rear, plumbed for washing machine, door leading out to staircase leading down to the rear of the property.

Bathroom

6'7 x 5'5

Three piece white suite comprising; bath with overhead electric shower, pedestal wash hand basin and WC, radiator, tiled flooring, tiled walls, UPVC double glazed opaque window to rear.

Bedroom One

13'4 x 11'7

Good sized master bedroom with UPVC double glazed window to front, large radiator, newly laid carpet, telephone point.



Bedroom Two

8'1 x 7'9

UPVC double glazed window to front, radiator, wall mounted 'Main' combi boiler.

Other Details

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

The apartment benefits from new carpets, new internal doors and some redecoration



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC