

£750

Flat 4, 1 Sandy Lane, Hambleton, Poulton-Le-Fylde, FY6 9AA



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Gateway is excited to present this charming two-bedroom flat located in the picturesque village of Hambleton, Poulton-Le-Fylde.

The flat boasts two well-proportioned bedrooms, a generous lounge, fitted kitchen and bathroom.

Ideally situated in a vibrant community, this flat is surrounded by a variety of local amenities, ensuring that everything you need is within easy reach. Whether you are looking for shops, parks, or dining options, Hambleton has much to offer.

For more information or to arrange a viewing, please do not hesitate to contact us today!

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
*G: energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Planned
Very environmentally friendly - lower CO ₂ emissions		
102-109 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
*G: environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		