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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
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COUNTY
Estate Agents

St. Annes 01253 **711511**



ST. ANDREWS ROAD SOUTH, LYTHAM ST. ANNES FY8 1YA

£495 PER MONTH

- PART FURNISHED ONE BEDROOM FIRST FLOOR FLAT
- CONVENIENTLY LOCATED CLOSE TO ST ANNES SQUARE, LOCAL SHOPS AND TRANSPORT LINKS
- LOUNGE/KITCHEN - SHOWER ROOM - ON STREET PARKING ONLY

1 1 1









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Communal Entrance
Solid wooden door leads into:

Porch
Wooden door with opaque glass inserts leads into:

Communal Hallway
Stairs lead to flat two on the first floor.

Entrance to Flat Two
Wall mounted electric heater, cupboard housing consumer unit and electric meter, doors lead to the following rooms:

Lounge/Kitchen
13'11 x 9'07
UPVC double glazed window to the side, brick built fireplace with electric fire, wall and base units with laminate work surfaces, integrated appliances include: four ring electric hob with overhead extractor fan, electric oven with grill, stainless steel sink and drainer, tiled to splashbacks, plumbed for washing machine, wall mounted electric heater, telephone and television point.

Bedroom One
8'11 x 8'09
UPVC double glazed window to the side, wall mounted heater.

Shower Room
6'02 x 5'04
UPVC double glazed opaque window to the rear, WC, pedestal wash hand basin, shower cubicle with electric shower, laminate flooring, tiled to splashbacks, extractor, wall mounted fan heater.

Outside
Paved communal garden to the front.

Other Details
On Street Parking Only

Council Tax Band: A
Energy Rating: D

