

# FLAT 3, 1 SANDY LANE, HAMBLETON, FY6 9AA

£775 Per Month



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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>100</b>	<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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