



**WOOD STREET, LYTHAM ST ANNES
FY8 1QR**

£650 PER MONTH

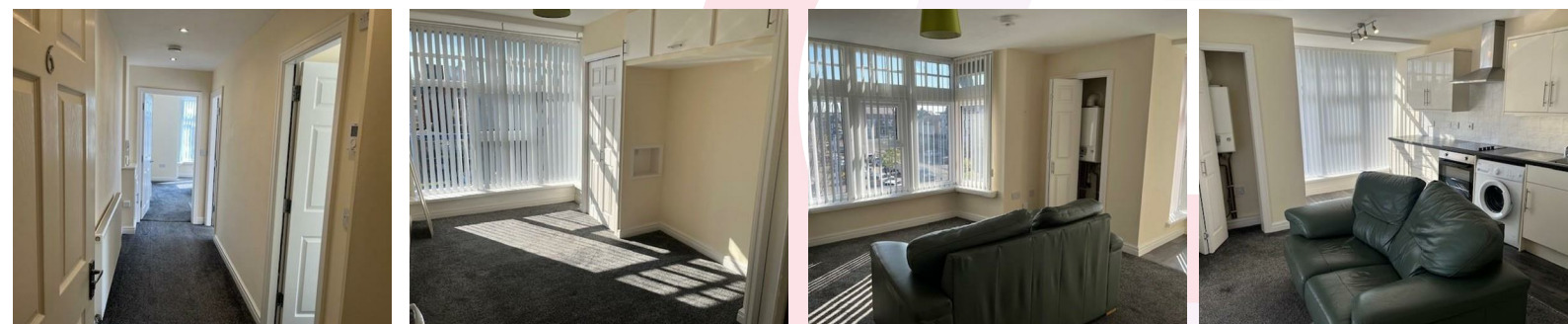
- FULLY REFURBISHED SECOND FLOOR FLAT - LOCATED IN THE HEART OF ST ANNES TOWN CENTRE
- OPEN PLAN LOUNGE/KITCHEN - ONE BEDROOM - BATHROOM - ENERGY RATING C



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

Communal entrance with stairs leading to the second floor.

Hallway

Radiator, thermostat, doors lead to the following rooms:

Open Plan Lounge/Kitchen

Two UPVC double glazed windows, modern high gloss wall and base units with laminate worksurfaces, integrated appliances include: electric hob with overhead extractor fan, electric oven with grill, stainless steel sink and drainer, washing machine, freestanding fridge freezer, cupboard housing boiler, tiled to splashbacks.

Bedroom

UPVC double glazed window, fitted wardrobe and cupboards, radiator.

Bathroom

UPVC double glazed window, three piece suite comprising of: vanity wash hand basin, WC, bath with overhead electric shower and glass shower screen, tiled to splashbacks.

Other Details

Council Tax Band: A

Energy Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	