



**7/8 ST. GEORGES SQUARE, LYTHAM ST. ANNES  
FY8 2NY**

**£695 PER MONTH**

- WELL PRESENTED FIRST FLOOR APARTMENT SITUATED WITHIN A FINE PERIOD PROPERTY
- ONE DOUBLE BEDROOM - OPEN PLAN LOUNGE AND KITCHEN - MODERN BATHROOM - OFF ROAD PARKING ON A FIRST COME FIRST SERVE BASIS
- LOCATED IN A HIGHLY SOUGHT AFTER AREA OPPOSITE ASHTON GARDENS
- ENERGY RATING: D



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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#### Communal Entrance

Solid timber traditional communal main entrance door leads into;

#### Communal Porch

Original mosaic tiled floor and part tiled walls, door with stained glass inserts leads into communal hallway with stunning original and recently restored tiled floor, turned spindled staircase to upper floors.

#### Entrance to Flat 7

Solid timber main entrance door leads into;

#### Hallway

Electric heater, large storage cupboard housing water cylinder, intercom phone, doors to;

#### Bathroom

7'7 x 5'11

Contemporary three piece white suite comprising; bath with overhead mains powered drench shower, pedestal wash hand basin, WC, shaver point; tiled floor, splash back tiling, extractor fan, recessed halogen spotlights, chrome towel heater, wall mounted mirror.

#### Bedroom

17' (into window) x 15'2

Two sets of UPVC double glazed windows with fitted blind to rear elevation, electric heater, double bed frame, wardrobe, bedside cabinets and set of drawers.

#### Open Plan Lounge / Kitchen

18'8 x 14'8

UPVC double glazed walk in by window to the side, wall mounted electric heater, laminate flooring, contemporary fitted kitchen with wall and base units, laminate work surfaces with stainless steel sink and drainer, integrated appliances include: induction hob with overhead illuminated extractor hood, microwave,



fridge freezer and washing machine, tiled to splashbacks.

#### Outside

Communal gardens and parking to the rear of the building. Parking is on a first come first serve basis.

#### Other details

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

**PARKING** - To the rear of the property there is a car park with 10 spaces. Parking is not allocated and is therefore on a first come first serve basis however only one car per flat is allowed. There are 12 flats in the block.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	