



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

**£565 PER MONTH**

- UNFURNISHED TWO BEDROOM SECOND FLOOR FLAT
- CONVENIENTLY LOCATED CLOSE TO ST ANNES SQUARE, LOCAL SHOPS AND TRANSPORT LINKS
- LOUNGE - KITCHEN - SHOWER ROOM - ON STREET PARKING ONLY



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 wooden door leads into:

**Porch**

Wooden door with opaque glass inserts leads into:

**Communal Hallway**

Stairs lead to flat three on the second floor.

**Entrance to Flat Three**

Intercom, laminate flooring, doors lead to the following rooms:

**Lounge**

11'10 x 12'00  
UPVC double glazed bay window to the front, brick built fireplace with wooden mantle, wall mounted electric heater, television point.

**Kitchen**

8'07 x 4'11  
Wall and base units with laminate work surfaces, four ring electric hob and electric oven with overhead extractor fan, stainless steel sink with drainer, under unit fridge, washing machine, tiled to splashbacks, vinyl flooring.

**Bedroom One**

15'07 x 8'04  
UPVC double glazed window to the rear, built in wardrobe, wall mounted electric heater, telephone point.

**Bedroom Two**

14'03 x 7'00  
UPVC double glazed window to the front, built in wardrobe, wall mounted heater.

**Shower Room**

4'10 x 4'10  
Three piece suite comprising of: WC, vanity wash handbasin with cupboard underneath, corner shower

cubicle with electric shower, composite plastic walls and ceiling, extractor fan, wall mounted electric heater, vinyl flooring.

**Outside**

Paved communal garden to the front.

**Other Details**

On Street Parking Only  
Council Tax Band: A  
Energy Rating: D

