



**BAILEY AVENUE, LYTHAM ST. ANNES  
FY8 1FG**

**£825 PER MONTH**

- WELL PRESENTED SECOND FLOOR FURNISHED APARTMENT, LOCATED JUST A SHORT STROLL TO THE BEACH AND WITHIN EASY REACH OF MANY OTHER AMENITIES
- COMMUNAL GARDENS AND ALLOCATED PARKING SPACE - NO LIFT
- TWO DOUBLE BEDROOMS - LOUNGE - MODERN BREAKFAST KITCHEN - EN-SUITE - SEPARATE 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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
 T 01253 711511 F 01253 711515 E [info@countyestateagentsltd.com](mailto:info@countyestateagentsltd.com)



#### Communal Entrance

Entrance with intercom to all flats.

#### Communal Hallway

Letterboxes, stairs to all floors, apartment 15 is located on the second floor, door leads into:

#### Hallway

Cloak cupboard, cupboard housing hot water system, intercom, two wall mounted electric heaters, doors to all rooms, double doors to:

#### Lounge

14'07 x 10'08

Light and spacious reception room with large floor to ceiling windows, television and telephone points, wall mounted electric heater, contemporary fireplace with electric fire.

#### Breakfast Kitchen

9'10 x 9'07

Modern breakfast kitchen with integral fridge, freezer, dishwasher, washer dryer, oven and hob with overhead extractor fan, stainless steel one and a half bowl sink and drainer, tiled to splashbacks, tiled floor, wall mounted electric heater.

#### Bedroom One

10'03 x 9'09

Large window, range of fitted bedroom furniture, television point, wall mounted electric heater, door leads to:

#### En-Suite

5'11 x 4'08

Three piece white suite comprising of: WC, vanity wash hand basin, shower cubicle with mains plumbed shower, wall mounted heated towel rail, extractor fan, tiled floor.

#### Bedroom Two

9'08 x 9'05

Second double bedroom with window to front elevation, range of fitted bedroom furniture, wall mounted electric heater.

#### Bathroom

6'06 x 5'10

Three piece white suite comprising of: WC, vanity wash hand basin, bath with overhead mains plumbed shower, wall mounted heated towel rail, shaver point, tiled floor, extractor fan.

#### Other details

Allocated parking space

Council Tax Band - C (£2,145.13 Per annum)

Energy Rating: C

Fully Furnished

No Lifts

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(69-80) C		
(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