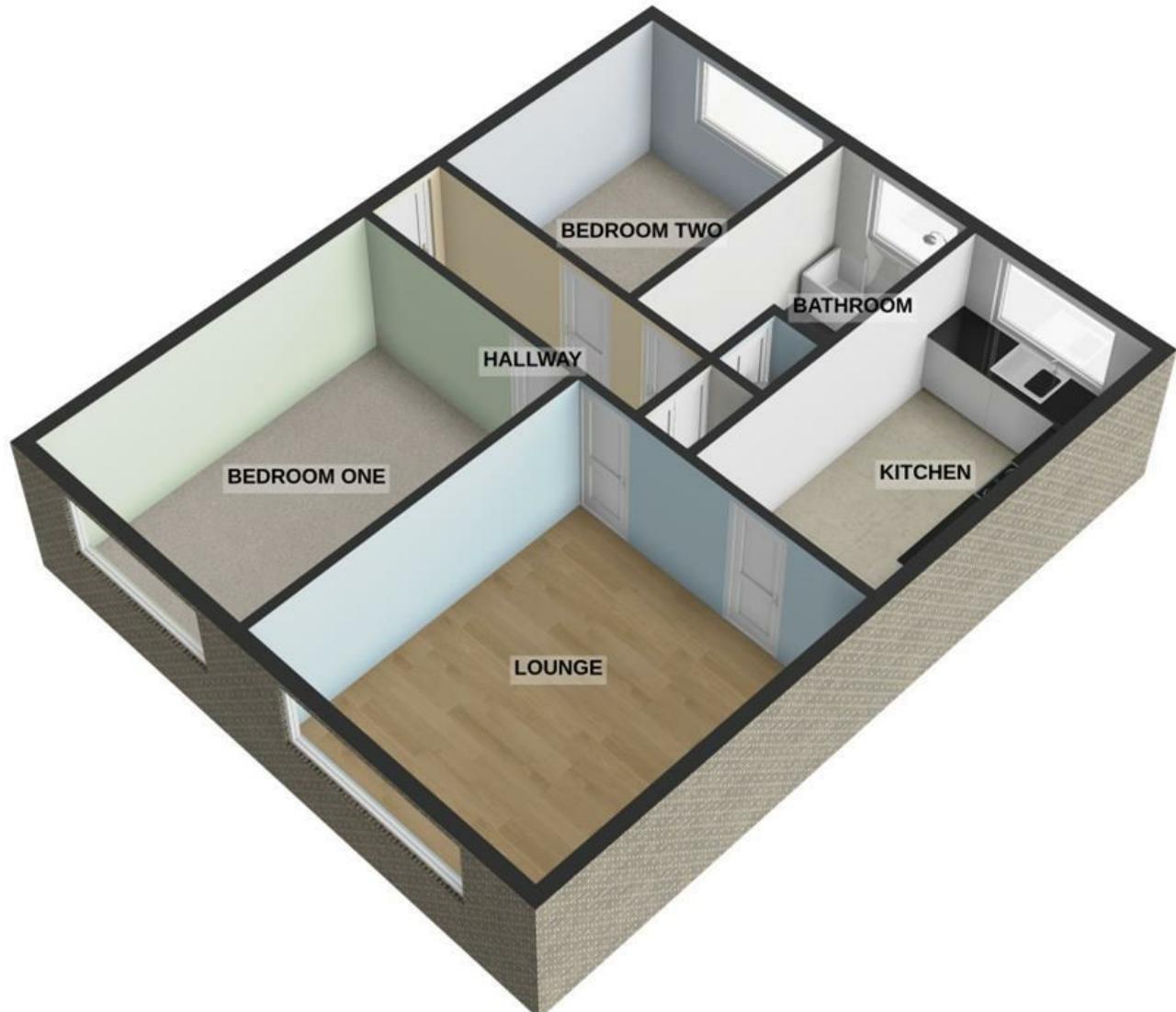


63.1 sq.m. (679 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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**FLEET STREET, LYTHAM ST. ANNES  
FY8 2SY**

**£750 PER MONTH**

- IMMACULATELY PRESENTED SECOND FLOOR PURPOSE BUILT APARTMENT
- CLOSE TO ST ANNES TOWN CENTRE, THE SEA FRONT, LOCAL SHOPS AND TRANSPORT LINKS
- BRIGHT & SPACIOUS LOUNGE - 2 DOUBLE BEDROOMS - GOOD SIZED KITCHEN - THREE PIECE BATHROOM
- GARAGE - COMMUNAL GARDENS - AVAILABLE MID MARCH - EPC RATING: E





#### Entrance

UPVC double glazed door with window to side leading into;

#### Communal Hallway

UPVC double glazed doors with glass inserts leading in to the communal gardens and the other to the car park. Stairs leading to the upper floors.

#### Second Floor Landing

Cupboard housing the electric meter, water meter and fuse box.

#### Entrance to 11

Solid timber door leads into;

#### Hallway

Entry phone, telephone point, large mirror fronted cupboard with further cupboard above providing plentiful storage space, coving. Solid timber doors, newly laid carpet lead into the following rooms;

#### Bedroom One

14'6 at widest point x 10'6

Large UPVC double glazed windows to the rear, wall mounted storage heater, fitted wardrobes, coving, newly laid carpet.

#### Bedroom Two

10'10 x 9'9

Large UPVC double glazed windows to the front, wall mounted storage heater, coving, newly fitted carpet.

#### Bathroom

10'10 at 5'11

UPVC double glazed windows to the front, three piece white suite comprising: bath with overhead mains powered shower, WC and pedestal wash basin, fully tiled walls, cupboard housing the immersion heater which also provides storage space, newly laid lino flooring, wall mounted mirror fronted cabinet, wall mounted chrome towel rail.

#### Lounge

14'6 x 12'11

UPVC double glazed windows to the rear two of which opaque windows, newly installed electric convector wall mounted heater, television point, coving. Solid timber door leading into;

#### Kitchen

14'3 x 7'2

UPVC double glazed windows to the front, good range of wall and base units, laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, integrated appliances include: 'Schott Ceran' induction hob with overhead illuminated extractor hood, 'Diplomat' oven and grill, plumbed for a washer, space for a fridge freezer, tiled to splash backs, newly laid vinyl flooring

#### Garage

There is a garage included in the rental price (no power or lighting),

#### Outside

There are large communal gardens mostly laid to lawn and also a car park area.

#### Other Details

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

There are no lifts within the block.

EPC RATING - E

