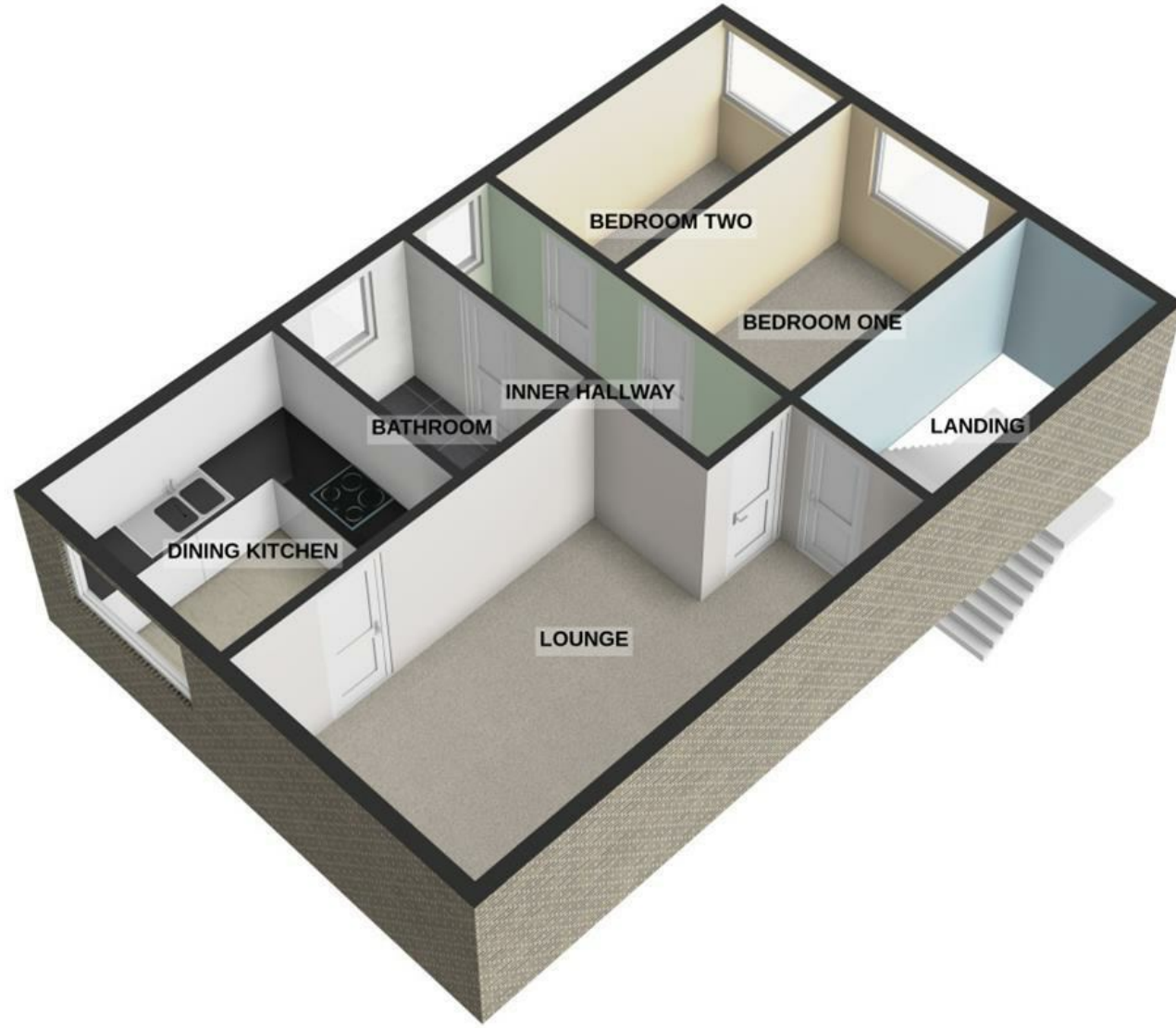


54.1 sq.m. (582 sq.ft.) approx.



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. Made with Metropix © 2024

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@countystateagentsltd.com

www.countystateagentsltd.com



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

£650 PER MONTH

- WELL PRESENTED SECOND FLOOR APARTMENT IN SOUGHT AFTER RESIDENTIAL LOCATION MINUTES AWAY FROM THE SEA FRONT
- TWO BEDROOMS - SPACIOUS LOUNGE - THREE PIECE BATHROOM - KITCHEN
- CONVENIENTLY LOCATED CLOSE TO ST ANNES SQUARE, LOCAL SHOPS AND TRANSPORT LINKS
- EPC RATING: E



www.countystateagentsltd.com



Entrance
Entrance gained via composite door with double glazed and stained opaque glass inserts.

Entrance Vestibule
Patterned tiled flooring, timber door with opaque glass inserts leads into:

Entrance Hallway
Staircase leads to the upper floors.

Entrance to Apartment 3
Door leads from the first floor landing to a staircase leading up to apartment 3.

Second Floor Landing
Solid timber door leads to a further stair case to apartment three, skylight, door leads into:

Lounge
18'8 x 10'1
Large UPVC double glazed window to the front, two radiators, television and telephone points, laminate flooring, space for small dining table and chairs, small cupboard housing the consumer unit, doors lead to the following rooms:

Kitchen
9'4 x 8'0
Large UPVC double glazed window to the front, range of wall and base units with laminate work surfaces, four ring electric hob with overhead extractor hood and electric oven, washing machine, space for under counter fridge/freezer, part tiled walls, tiled flooring, radiator.

Inner Hallway
UPVC double glazed opaque window to the side, cupboard housing 'Baxi' gas central heating boiler, laminate flooring, doors lead to the following rooms:



Bedroom One
11'2 x 7'3
Large UPVC double glazed window to the rear, radiator.

Bedroom Two
11'2 x 5'9
Large UPVC double glazed window to the rear, double radiator.

Bathroom
9'4 x 5'5
Small UPVC double glazed opaque window to the side, three piece suite comprising of: bath with overhead mains powered shower and folding glass screen, pedestal wash hand basin and WC, tiled walls and floor, wall mounted heated towel rail, recessed spotlights.

Outside
Paved communal garden to the front.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	