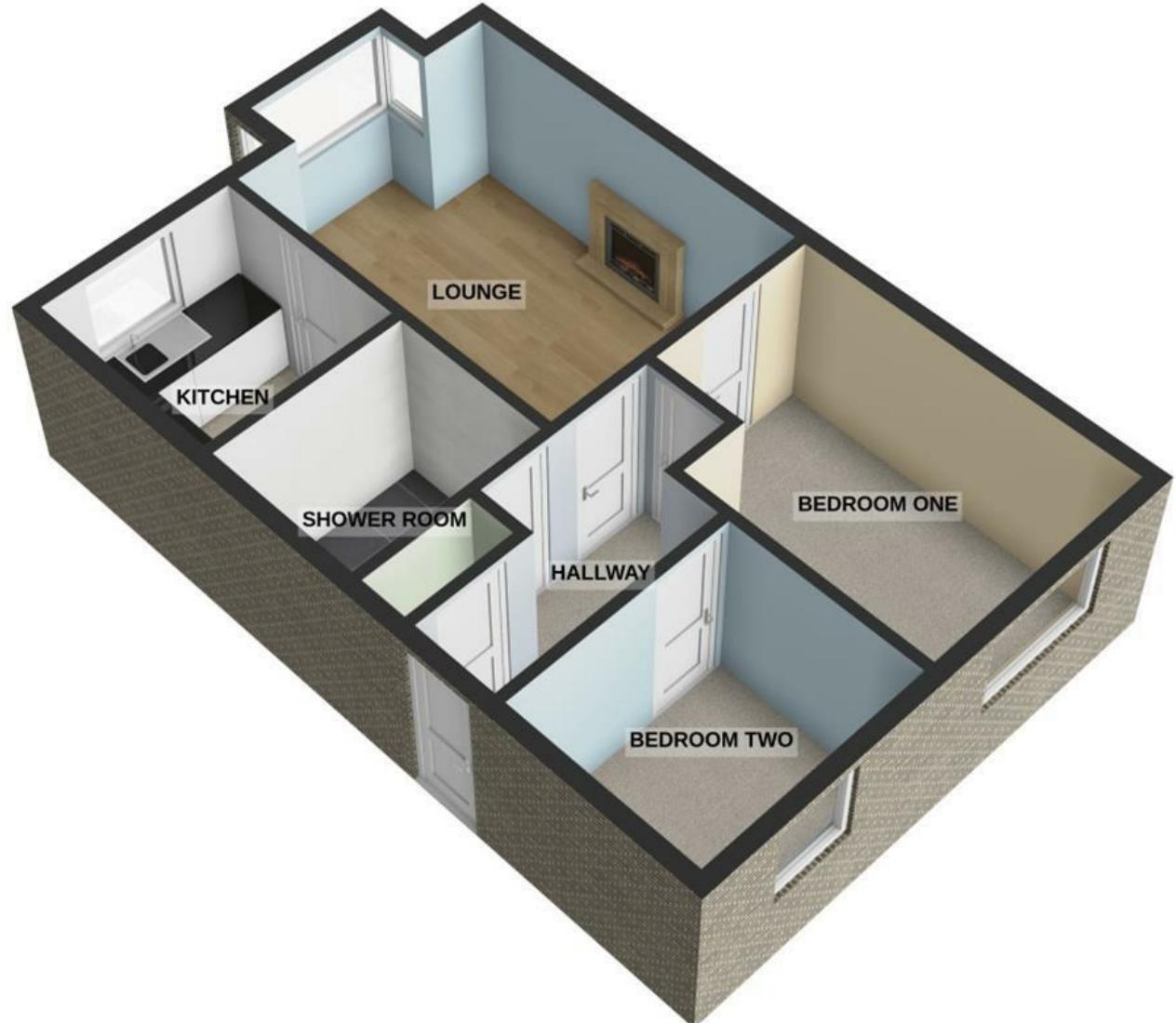


43.7 sq.m. (470 sq.ft.) approx.



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.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY  
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**4 ST DAVIDS ROAD NORTH, LYTHAM ST. ANNES  
FY8 2BL**

**£775 PER MONTH**

- WELL PRESENTED FIRST FLOOR PURPOSE BUILT APARTMENT
- LIGHT AND AIRY LOUNGE - MODERN KITCHEN - TWO BEDROOMS - CONTEMPORARY SHOWER ROOM
- JUST A SHORT WALK AWAY FROM ST ANNES TOWN CENTRE, BEACH, GOOD TRANSPORT LINKS, GOOD RANGE OF LOCAL SHOPS, BARS AND RESTAURANTS
- OFF ROAD PARKING - EPC: C \* AVAILABLE NOW \*





#### Communal Entrance

Intercom entry system, double doors lead into;

#### Communal Porch

Letterboxes, door leads to;

#### Communal Hallway

Stairs to upper floors, meter cupboards.

#### First Floor

Main entrance to Apartment 9, entrance door leads into;

#### Hallway

Electric heater, intercom phone, airing cupboard, doors to all rooms.

#### Lounge

13'5 x 10'3

Lovely bay window with open views allowing plentiful light, electric heater, TV point, two wall lights, door leads into;

#### Kitchen

7'6 x 7'1

UPVC double glazed window to side, range of modern wall and base units with laminate work surfaces, integrated appliances include; oven/grill, built in hob with pull out extractor hood over, one and a half bowl sink and drainer, extractor fan, freestanding 'Beko' washing machine, under counter 'Logik' fridge.

#### Bedroom One

12'5 x 9'7

UPVC double glazed window to side, electric heater.

#### Bedroom Two

7'9 x 7'4

UPVC double glazed window to side, electric heater.

#### Shower Room

5'6x 5'2

Brand new shower room with three piece white suite comprising of WC, pedestal wash hand basin and walk in shower with glass screen, tastefully tiled to to splash backs, vinyl flooring, wall mounted heater, chrome wall mounted heated towel rail.

#### Outside

There are communal gardens, storage and communal off road parking.

#### Other details

Council Tax Band: B (£1,876.99 per annum)

Parking Space (this is not allocated)

\*\*Brand new electric heating has been installed throughout\*\*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	83
(81-91) B		
(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