



ST. DAVIDS GROVE, LYTHAM ST. ANNES
FY8 2QR

£585 PER MONTH

- BEAUTIFULLY PRESENTED PART-FURNISHED ONE BEDROOM FIRST FLOOR FLAT IN GREAT LOCATION
 - CLOSE TO LOCAL SHOPS AND AMENITIES AND IDEALLY POSITIONED FOR TRANSPORT LINKS
- ALLOCATED PARKING TO FRONT OF PROPERTY - COMMUNAL GARDENS
 - EPC RATING - C

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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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Communal Entrance

Communal entrance door leading into:

Communal Hallway

Staircase leading up to the first floor landing, door leading into:

Lounge

13'6 x 8'11
UPVC double glazed window to front, white wood effect fitted blinds, newly fitted grey carpet, double settee and matching footstool, heater, television & telephone points, doors lead into:

Bedroom

10'10 x 8'2
UPVC double glazed window to front, white wood effect fitted blinds, newly fitted grey carpet, fitted wardrobes, electric heater and double divan bed.

Kitchen

10' x 7'7
UPVC double glazed window to side, white wood effect fitted blind, range of fitted wall and base units with laminate work surfaces, wood effect flooring, electric oven with four ring hob, washing machine, space for fridge freezer, sink and drainer.

Bathroom

7'8 x 4'10
Three piece white suite comprising of: bath with overhead electric shower and glass shower screen, pedestal wash hand basin, WC, tiled wall and grey tiled flooring.

Outside

Communal gardens and allocated parking space to front of property, visitor parking available.

Other Details

Council Tax Band - A
EPC Rating - C

