



**7/8 ST. GEORGES SQUARE, LYTHAM ST. ANNES
FY8 2NY**

£850 PER MONTH

- LARGE REFURBISHED 2 BEDROOM APARTMENT WITHIN A FINE PERIOD PROPERTY IN A HIGHLY SOUGHT AFTER LOCATION OPPOSITE ASHTON GARDENS
- OPEN PLAN LOUNGE / KITCHEN - MODERN BATHROOM - TWO BEDROOMS
- OFF ROAD PARKING - EPC RATING: E - AVAILABLE MID APRIL 2026



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 main entrance door leads into;

Communal Porch

Original tiled floor, original part tiled walls, door with decorative glass inserts leads into;

Communal Hallway

Original tiled floor, dado rail, spindled staircase leads to upper floors.

Entrance to apartment 9

Main entrance apartment door leads into;

Hallway

Intercom system, electric heater, doors leading to all rooms;

Open Plan Lounge / Kitchen

15'11 x 15'11

To the Lounge; Large UPVC double glazed window to front, wood effect laminate flooring, electric heater, recessed spotlights.

To the Kitchen; Comprehensive range of contemporary fitted wall and base units with laminate work surfaces, tiled to splash backs, integral electric oven, four ring halogen hob with overhead illuminated extractor, fridge, freezer, washing machine and dishwasher.

Bedroom One

UPVC double glazed window to side, large wardrobe, electric heater, coved ceiling.

Bathroom

8'3 x 6'10

Three piece contemporary white suite comprising; bath with overhead mains powered drench shower, further shower attachment and glass shower screen, pedestal wash hand basin, WC, tiled flooring, partially tiled walls, chrome wall mounted towel heater, shaver point, cupboard housing hot water cylinder with storage space above.



Bedroom Two

15'2 x 7'7

Sash window to rear, electric heater.

Outside

Communal gardens and parking to the rear of the building. Parking is on a first come first serve basis.

Other Details

Tax Band - A (£1,608.84 per annum)

PARKING - To the rear of the property there is a car park with 10 spaces. Parking is not allocated and is therefore on a first come first serve basis however only one car per flat is allowed. There are 12 flats in the block



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

