



**BLACKPOOL ROAD, LYTHAM ST. ANNES  
FY8 4EH**

**£750 PER MONTH**

- SECOND FLOOR PART FURNISHED CONVERTED FLAT IN SUPERB LOCATION WITH GOOD TRANSPORT LINKS
- CLOSE TO ANSDELL TOWN CENTRE AND A SHORT WALK TO LYTHAM GREEN
- SPACIOUS LOUNGE - GREAT SIZED DOUBLE BEDROOM WITH EN-SUITE BATHROOM
- WATER BILL AND FAST BROADBAND IS INCLUDED IN THE RENTAL PRICE - COMMUNAL FRONT GARDEN - ENERGY RATING E



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@countyestateagentsltd.com](mailto:info@countyestateagentsltd.com)



#### Communal Entrance

Electricity meter cupboard, door leads to:

#### Porch

Door leads to:

#### Stairs to all Floors

Stairs lead to the second floor, access to flat 3 is through a further door which leads to:

#### Hallway

Consumer unit, entrance door to flat 4, leads to:

#### Lounge

15'09 x 15'06

Large UPVC double glazed window to the front, marble effect hearth, electric stove effect fire, newly fitted carpet, doors lead to the following rooms:

#### Bedroom

17'01 x 15'03

UPVC double glazed window to the rear, wall mounted electric heater, double bed with matching bedside cabinets, large freestanding wardrobe, newly fitted carpet, door leads to:

#### En-Suite

7'05 x 6.02

Three piece white suite comprising of: WC, pedestal wash hand basin and bath with overhead 'Triton' electric shower, tiled to splash backs, wood effect vinyl flooring, UPVC double glazed opaque window to the rear.

#### Kitchen

10'07 x 7'04

Contemporary wall and base units, wood effect laminate work surfaces, stainless steel sink with drainer, wood effect laminate splash backs, freestanding 'Beko' electric cooker, freestanding 'Cookology' fridge/freezer, 'Beko' washing machine, wood effect vinyl flooring, UPVC double glazed window to the front.

#### Other Details

Broadband is included in the rental price

Council tax band A (£1,598.02)

Communal front garden

Energy Rating E

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		41
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	