



**ST LEONARDS COURT, LYTHAM ST. ANNES  
FY8 2SY**

**£650 PER MONTH**

- IMMACULATELY PRESENTED SECOND FLOOR PURPOSE BUILT APARTMENT IN SOUGHT AFTER LOCATION
- BRIGHT AND SPACIOUS LOUNGE - 2 DOUBLE BEDROOMS - CONTEMPORARY KITCHEN - THREE PIECE SHOWER ROOM
- CLOSE TO THE BEACH, LOCAL SHOPS, ST ANNES TOWN CENTRE AND TRANSPORT LINKS
- GARAGE - UN-ALLOCATED OFF ROAD PARKING - COMMUNAL GARDENS - EPC RATING: E

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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

UPVC double glazed door with window to side leading into;

### Communal Hallway

UPVC double glazed doors with glass inserts leading in to the communal gardens and the other to the car parking area. Stairs leading to the upper floors.

### Second Floor Landing

Cupboard housing the electric meter and fuse box, UPVC door leading into the apartment.

### Hallway

Entry phone, wall mounted electric heater, telephone point, doors leading into the following rooms;

### Bedroom One

16'4" x 9'8"

UPVC double glazed window to the rear, wall mounted electric heater.

### Shower Room

9'6" x 6'3"

Three piece white suite comprising of; overhead electric shower in large shower cubicle, WC and pedestal wash hand basin, large cupboard housing hot water cylinder which also provides storage space, tiled walls, lino flooring, UPVC double glazed opaque window to the front.

### Bedroom Two

13'8" x 8'9"

UPVC double glazed windows to the side, wall mounted electric heater.

### Kitchen

10'2" x 6'0"

Range of base units with oak work surfaces, stainless sink and drainer, tiled to splash backs, integrated appliances include: 'Beko' induction hob with overhead



extractor fan and 'Beko' electric oven, fridge freezer, plumbed for a washing machine, wood effect vinyl flooring, UPVC double glazed windows to the side.

### Lounge

13'8" x 12'4"

UPVC double glazed windows to the front, wall mounted electric heater, television point, coving.

### Outside

There is a large communal garden mostly laid to lawn, space for un-allocated off road parking and a garage within a block.

### Other Details

Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	