



ANSDELL ROAD SOUTH, LYTHAM ST. ANNES
FY8 5RN

£650 PER MONTH

- WELL PRESENTED FIRST FLOOR UNFURNISHED APARTMENT WITH VIEWS OVER THE RIBBLE ESTUARY
- LOCATED WITHIN A SHORT WALK TO GRANNYS BAY, FAIRHAVEN LAKE, LYTHAM GREEN AND LYTHAM TOWN CENTRE
- BRIGHT AND AIRY LOUNGE - KITCHEN - BEDROOM - THREE PIECE BATHROOM
- DRIVEWAY WITH ALLOCATED PARKING SPACE * MINIMUM 12 MONTH TENANCY *



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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Side Communal Entrance
Solid timber main entrance door leads into;
Communal Hallway
Meter cupboards, stairs to first floor.

Entrance to Flat 19C
Door leading into:

Hallway
Doors lead to the following rooms;

Bathroom
10'1 x 7'05
Two sets of UPVC double glazed opaque windows to front, three piece white suite comprising; bath with overhead electric shower, pedestal wash hand basin, WC, tile effect vinyl flooring, half tiled walls, radiator, built in storage cupboards.

Lounge
13'11 x 12'09
Two sets of UPVC double glazed windows to front providing sea views, electric fire, radiator, television and telephone points, coving, door into;

Bedroom
9'09 x 8'08
UPVC double glazed window to side, radiator.

Kitchen
9'11 x 4'09
UPVC double glazed windows to front and side, range of fitted wall and base units with laminate work surfaces, integrated electric oven, four ring gas hob with overhead extractor, fridge freezer, washing machine, stainless steel sink and drainer, tile affect vinyl flooring, radiator, wall mounted combination boiler.

Outside
Off road parking space to the front of the property.

Other Details

Council Tax band - A (1,608.84 per annum)
Energy Rating: D
Minimum 12 month tenancy

