



**ANSDELL ROAD SOUTH, LYTHAM ST. ANNES  
FY8 5PG**

**£795 PER MONTH**

- REFURBISHED 2 BEDROOM SECOND FLOOR FLAT
- 2 BEDROOMS - LOUNGE - KITCHEN - BATHROOM

- SUPERB LOCATION A SHORT WALK FROM THE SEA FRONT & FAIRHAVEN LAKE
- ENERGY RATING - D



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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#### Entrance

Situated on the second floor, door leading into;

#### Hallway

Large open hallway with radiator, intercom, doors to following rooms;

#### Lounge

17'3 x 15'9

UPVC double glazed window to front, wall mounted gas fire, double radiator, television point.

#### Kitchen

10'2 x 6'5

UPVC double glazed window to side, range of contemporary fitted wall and base units with granite work surfaces, one and a half bowl stainless steel sink and drainer, integrated electric oven, microwave, washing machine, four ring gas hob with overhead illuminated extractor, tile effect vinyl flooring, radiator, recessed LED spotlights, extractor fan.

#### Bedroom One

14'2 x 9'7

UPVC double glazed window to side, double radiator, television point.

#### Bedroom Two

11'6 x 7'11

UPVC double glazed windows to side and rear, double radiator, telephone point, recessed LED spotlights.

#### Bathroom

7'10 x 5'11

Velux double glazed window, three piece suite comprising; bath with shower over, wash hand basin, mirror fronted cabinet with light / shaver point above, WC, tile effect vinyl flooring, heated towel rail, recessed LED spotlights, extractor fan.

#### Outside

To the front the communal garden is laid to lawn and has a block paved path.

#### Other details

Council Tax Band - A ( £1,598.02 per annum )

#### Energy Efficiency Rating

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