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.

The Propert Ombudsman

7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
T 01253 711511 F 01253 711515 E info@countyestateagentsltd.com

COUNTY
Estate Agents

St. Annes 01253 **711511**

CHURCH ROAD, LYTHAM ST. ANNES FY8 3NE

£575 PER MONTH

- NEWLY MODERNISED COMPACT GROUND FLOOR FLAT IN A HIGHLY CONVENIENT LOCATION, WITHIN EASY REACH OF LOCAL SHOPS, PUBLIC TRANSPORT, BEACH AND SEAFRONT
- AVAILABLE END OF MARCH 26 - ENERGY RATING D
- LOUNGE - ONE DOUBLE BEDROOM, DINING KITCHEN, BATHROOM

1 1 1

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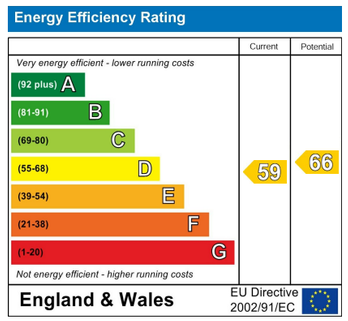
Entrance
Accessed via a UPVC door, opening into the Lounge.

Lounge
A great sized lounge with laminate wood flooring, radiator, built-in meter cupboard and a door to the inner hall.

Inner Hall
Walk-in storage area, doors lead off to the following rooms:

Dining Kitchen
UPVC double glazed opaque windows to the side, great sized dining kitchen with a range of modern high gloss base and wall units. complimentary work surfaces. Integrated appliances include: electric oven, four ring hob with over head illuminated extractor fan, stainless steel sink with drainer. Additional appliances include a washing machine and a condensing dryer.

Bedroom
UPVC double glazed opaque windows to the front, radiator.

Bathroom
A modern three piece suite including: bath with overhead electric shower and curved screen, WC and wash hand basin.

Other Details
Allocated parking space to the front.
Council Tax Band A (£1,608.84 per annum)