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

COUNTY
Estate Agents

St. Annes 01253 **711511**

WOODLANDS VIEW, LYTHAM ST. ANNES FY8 4EF

£850 PER MONTH

- LARGE UNFURNISHED MODERN GROUND FLOOR PURPOSE BUILT APARTMENT
- SITUATED IN A HIGHLY DESIRABLE LOCATION VERY CLOSE TO THE CENTRE OF ANSDELL
- TWO DOUBLE BEDROOMS WITH EN-SUITE TO PRINCIPLE - BATHROOM - OPEN PLAN LOUNGE/KITCHEN - SECURE GATED OFF ROAD PARKING TO THE REAR

2 2 1 1

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Communal Entrance
Communal entrance UPVC door leads into:

Communal Porch
Door to:

Communal Hallway
Stairs and lift to upper floors, meter cupboards, entrance to:

Apartment Five
Solid timber main entrance door leads into:

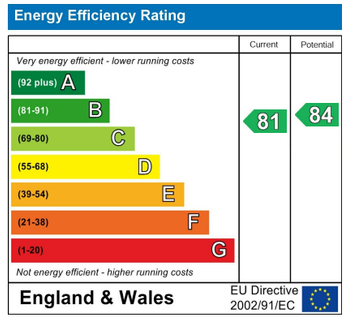
Hallway
Electric heater, intercom entry phone, cupboard housing hot water cylinder. two further storage cupboards, doors lead to the following rooms:

Bedroom One
19'2 x 9'08
UPVC double glazed window to the side, TV and telephone points, fitted wardrobes, electric heater, door leads into:

En-Suite
7'9 x 4'9
Laminate floor, part tiled walls, three piece white suite comprising of: large shower cubicle, pedestal wash hand basin and WC, wall mounted heated towel rail, extractor fan.

Bedroom Two
19'1 x 8'9
UPVC double glazed window to the side, TV point, electric heater.

Bathroom
8'3 x 5'7
Laminate floor, part tiled walls, three piece white suite comprising of: bath, pedestal wash hand basin and WC, wall mounted heated towel rail, extractor fan.

Open Plan Lounge/Kitchen
31'5 x 13'8
Three UPVC double glazed windows to the side and rear, TV and telephone points, laminate floor to kitchen area, good range of modern fitted wall and base units with black laminate work surfaces and tiled to splashbacks, under-unit lighting, integrated appliances include: fridge, freezer, four ring electric hob with oven/grill and illuminated overhead extractor fan, dishwasher, washer dryer, stainless steel one and a half bowl sink and drainer, two wall mounted electric heaters.

Other Details
Secure gated off road parking to the rear.
Council Tax Band D (£2,413.27 per annum)
Energy Rating: B