



7/8 ST. GEORGES SQUARE, LYTHAM ST. ANNES  
FY8 2NY

£850 PER MONTH

- LARGE FURNISHED 2 BEDROOM FIRST FLOOR APARTMENT WITHIN A FINE PERIOD PROPERTY
- 2 DOUBLE BEDROOMS - OPEN PLAN LOUNGE, DINING AREA AND KITCHEN
- IN A HIGHLY SOUGHT AFTER LOCATION OPPOSITE ASHTON GARDENS
- ENERGY RATING - E - AVAILABLE MID APRIL 2026
- MODERN BATHROOM



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

Solid timber traditional communal main entrance door leads into;

#### Communal Porch

Original mosaic tiled floor and part tiled walls, door with stained glass inserts leads into communal hallway with stunning original and recently restored tiled floor, turned spindled staircase to upper floors.

#### Entrance To Flat 5

Situated on the first floor, solid timber main entrance door leads into;

#### Hallway

Electric heater, intercom system, doors lead to all rooms.

#### Open Plan Lounge / Kitchen

20'5 x 16'1

Large open plan Lounge / Kitchen with large sash style walk in bay window with fitted blinds to front allowing plentiful light, wood effect laminate flooring, television, electric heater, recessed spotlights.

To the Kitchen; Comprehensive range of contemporary wall and base units with laminate work surfaces, tiled to splash backs, integral appliances include; fridge, freezer, washing machine, electric oven, four ring electric hob with overhead illuminated extractor, stainless steel sink and drainer with mixer tap, microwave.

#### Bedroom One

15'1 x 14'9

Large sash style walk in bay window to side, electric heater.

#### Bathroom

8'5 x 6'10

Three piece white suite comprising; bath with overhead drench shower, pedestal wash hand basin

with wall mounted mirror fronted cabinet above, WC, chrome wall mounted towel heater, tiled flooring, half tiled walls, recessed halogen spotlights, cupboard housing hot water cylinder with further storage cupboard above;

#### Bedroom Two

15'3 x 9'10

Large sash style window to rear, electric heater.

#### Outside

Communal gardens and parking to the rear of the building. Parking is on a first come first serve basis.

#### Other Details

Council Tax Band - A (£1,608.84 per annum)

**PARKING** - To the rear of the property there is a car park with 10 spaces. Parking is not allocated and is therefore on a first come first serve basis however only one car per flat is allowed. There are 12 flats in the block

