



WOOD STREET, LYTHAM ST. ANNES
FY8 1QR

£750 PER MONTH

- FULLY REFURBISHED FIRST FLOOR FLAT - LOCATED IN THE HEART OF ST ANNES TOWN CENTRE
- OPEN PLAN LOUNGE/KITCHEN - SMALL UTILITY SPACE - TWO BEDROOMS - SHOWER ROOM

- DESIGNATED PARKING SPACE - 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.



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



Entrance

Stairs to the first floor.

Open Plan Lounge

UPVC double glazed bay window, wall mounted electric heater, open to:

Kitchen

Range of fitted wall and base units with laminate work surfaces, Integrated appliances include: electric hob, overhead extractor fan, microwave, electric oven with grill, stainless sink and drainer, freestanding fridge freezer.

Small Utility Space

Wall units, laminate work surface, washer dryer, door leads into:

Shower Room

Three piece white suite comprising of: vanity wash hand basin, WC, corner shower cubicle with electric shower, fully tiled walls.

Bedroom One

UPVC double glazed door leading to a small outdoor space, inbuilt storage, wall mounted electric heater.

Bedroom Two

UPVC double glazed window, wall mounted electric heater.

Other Details

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

Designated parking space

Energy Rating D

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	76	56
EU Directive 2002/91/EC		