



WOOD STREET, LYTHAM ST. ANNES  
FY8 1QR

£750 PER MONTH

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



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@countystateagentsltd.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                                   |                         | 76        |
| (55-68) D                                   | 56                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |