



**DERBE ROAD, LYTHAM ST. ANNES
FY8 1NJ**

£625 PER MONTH

- RECENTLY FULLY REFURBISHED FIRST FLOOR CONVERTED APARTMENT
- WITHIN CLOSE PROXIMITY OF THE SEA FRONT, ST ANNES SQUARE & TRANSPORT LINKS

- DOUBLE BEDROOM - FITTED KITCHEN - CONTEMPORARY SHOWER ROOM - BRIGHT AND AIRY LOUNGE
- OFF ROAD PARKING ON A FIRST COME FIRST SERVE BASIS - EPC RATING: D * AVAILABLE NOW *



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 entrance door with glazed inserts leading into;

Communal Hallway

Staircase leading to upper floors;

First Floor Landing

Door leading into cupboard where the hot water heater for the apartment is located, door leading into apartment 6.

Entrance Hallway

Entry phone, cupboard providing plentiful storage space, doors to the following rooms;

Shower Room

9'1 x 6'8

Three piece white suite comprising of; overhead electric shower in shower cubicle, pedestal wash hand basin and WC, wall mounted electric heater, part tiled walls, extractor fan, wood effect laminate flooring, large UPVC double glazed opaque window to the side, coving.

Bedroom

12'5 x 11'6

UPVC double glazed windows to the side and rear, wall mounted electric heater, television point.

Lounge

12' x 11'6

UPVC double glazed windows to the side and rear, wall mounted electric heater, wall mounted living flame effect electric fire, loft hatch, coving.

Kitchen

9'3 x 9'

Range of wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated 'Whirlpool' electric hob and oven, 'Beko' washing machine,



vertical radiator, wood effect laminate flooring, cupboard housing fuse box and control panel for the hot water heater which is located in a cupboard off the communal landing, UPVC double glazed window to the side.

Outside

Off road parking on a first come first serve basis.

* PLEASE NOTE: THE PROPERTY DOES NOT COME WITH ANY OUTSIDE SPACE *

Other Details

Council Tax Band: A (£1,672.90 per annum)

Energy Rating: D

