MOVE HOLMES LTD

Flat 1, 111 St. Albans Road, St. Annes

Lytham St. Annes, FY8 1UZ

- **DECEPTIVELY SPACIOUS GROUND FLOOR FLAT**

- **TWO BEDROOMS, ENCLOSED REAR YARD**

- **GAS CENTRAL HEATING, DOUBLE GLAZING**

- **MOVE IN COSTS £1453**

£675 pcm

EPC Rating '66'

Property Description

Deceptively spacious two bedroom ground floor apartment, situated in a popular location close to St. Annes, transport links, shops, schools and other local amenities.

Accommodation comprising hallway, lounge, shower room, kitchen and two bedrooms. Externally with access to the rear garden. The property also benefits from gas central heating and double glazing.

1 months rent in advance & 5 weeks rent as deposit.

Available now.

ENTRANCE HALL
Under stairs storage cupboard, radiator, door to:-

LOUNGE
14' 9" x 12' 7" (4.5m x 3.84m)
Double Glazed Bay Window to front, radiator, TV point, gas fire

KITCHEN
10' 0" x 8' 0" (3.05m x 2.44m)
Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine. Space for fridge - freezer, build in oven, built in gas hob with extractor hood over, double glazed window to side, door to rear garden

BEDROOM 1
12' 7" x 10' 9" (3.84m x 3.28m)
Double glazed window to rear, radiator, TV point
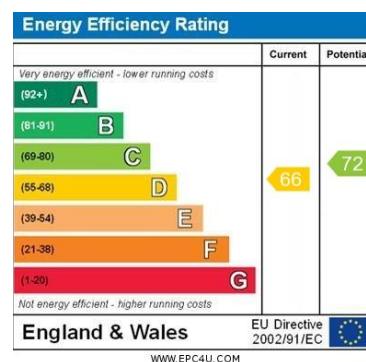
BEDROOM 2
10' 4" x 7' 9" (3.15m x 2.36m)
Double glazed window to rear, radiator

SHOWER ROOM
7' 5" x 4' 7" (2.26m x 1.4m)
With fitted three piece suite comprising; shower area with fitted electric shower, pedestal wash hand basin and WC, Radiator

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		72
(55-68) **D**	66	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

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