



Flat 3, All Saints Road, St. Annes

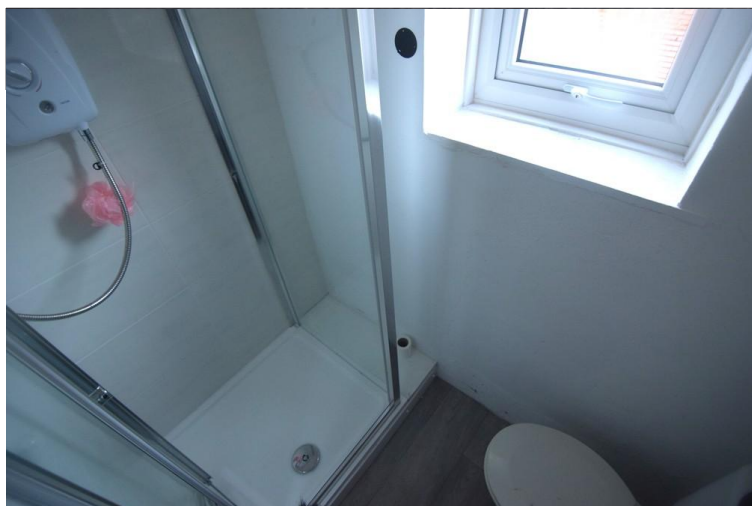
Lytham St. Annes, FY8 1PL

- **WELL PRESENTED 1 BEDROOM FLAT**
- **SITUATED ON THE 2ND FLOOR**
- **MOVE IN COSTS £886.66**
- **MODERN KITCHEN**

£95 pw

EPC Rating '53'





Property Description

Spacious one bedroom second floor flat, situated in a popular location close to St. Annes centre, transport links and other local amenities.

Accommodation comprising entrance hall, lounge, kitchen, bedroom and shower room. The property also benefits from electric heating and double glazing.

Available now. Move in costs £866.66.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92-100) | | |
| B | (81-91) | | |
| C | (69-80) | | 72 |
| D | (55-68) | | |
| E | (39-54) | 53 | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

LOUNGE

13' 4" x 12' 8" (4.06m x 3.86m)

KITCHEN

9' 9" x 6' 1" (2.97m x 1.85m)

BEDROOM

13' 3" x 12' 7" (4.04m x 3.84m)

SHOWER ROOM

5' 7" x 3' 7" (1.7m x 1.09m)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements