



Flat 2, St. Andrews Road South

Lytham St. Annes, FY8 1PS

- **LARGE 2 BEDROOM GROUND FLOOR FLAT**
- **MODERN KITCHEN & BATHROOM**
- **GAS CENTRAL HEATING**
- **MOVE IN COSTS £1,496.92**

£695 pcm

EPC Rating '41'



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Property Description

Spacious two bedroom ground floor flat, situated in a popular location close to St. Annes centre, bus routes shops and other local amenities.

Accommodation comprising hallway, lounge open plan to modern kitchen, two bedrooms and shower room. Externally with off road parking to the front available and a large shared rear garden (with flat 1). The property also benefits from gas central heating and double glazing.

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



HALLWAY

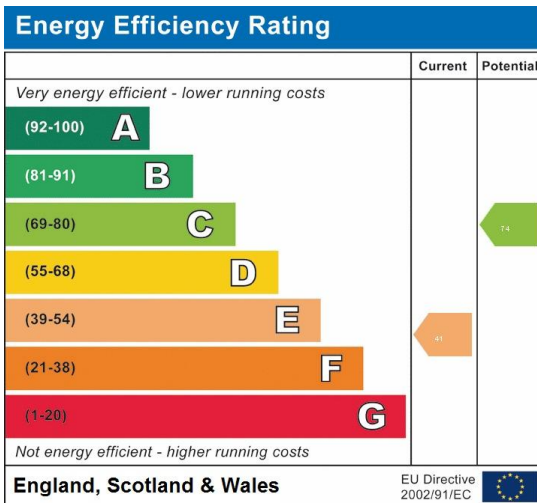
LOUNGE/KITCHEN
23' 9" x 12' 7" (7.24m x 3.84m)

INNER HALLWAY
Access to communal & basement

BEDROOM
12' 7" x 6' 3" (3.84m x 1.91m)

BEDROOM
12' 8" x 7' 4" (3.86m x 2.24m)

SHOWER ROOM
9' 5" x 4' 4" (2.87m x 1.32m)



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