



Flat 6, St. Andrews Road South

Lytham St. Annes, FY8 1PS

- **FANTASTIC 1 BEDROOM 2ND FLOOR FLAT**
- **LOUNGE OPEN TO MODERN KITCHEN**
- **MOVE IN COSTS £1,184.61**
- **THREE PIECE BATHROOM**

£550 pcm

EPC Rating '74'



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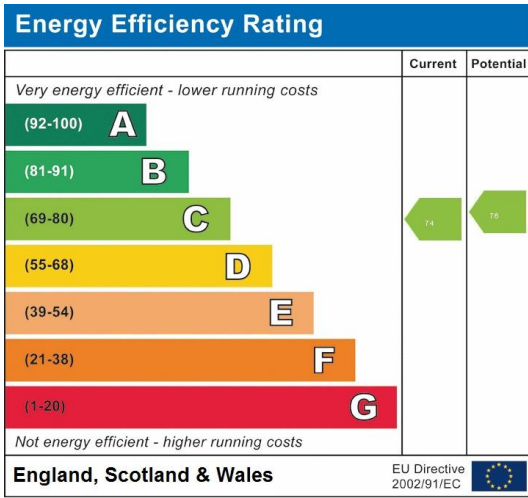
Property Description

Spacious and well presented one bedroom second floor flat, situated in a popular location close to transport links, shops and St. Annes centre.

Accommodation comprising hallway with storage cupboard which has plumbing for a washing machine, lounge open plan to modern kitchen with door leading onto balcony, double bedroom with fitted wardrobes and three piece bathroom. Externally with off road parking to the front. The property also benefits from gas central heating and double glazing.

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





LOUNGE/KITCHEN
14' 9" x 12' 9" (4.5m x 3.89m)

BEDROOM
11' 0" x 9' 4" (3.35m x 2.84m)

BATHROOM
7' 8" x 5' 5" (2.34m x 1.65m)

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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 are 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