



King Edward Avenue

Lytham St. Annes, FY8 1FF

- **GROUND FLOOR 2 BED APARTMENT**
- **PLACED IN A MUCH SOUGHT AFTER AREA OF LYTHAM**
- **MOVE IN COSTS £1884.00**
- **WALKING DISTANCE OF FAIRHAVEN LAKE**

£875 pcm

EPC Rating '63'





Property Description

GROUND FLOOR 2 BEDROOM APARTMENT IN A HIGHLY SOUGHT AFTER AREA OF LYTHAM ST ANNES.

PROPERTY COMPRISES COMMUNAL ENTRANCE HALLWAY, HALLWAY LEADING INTO FULLY FITTED KITCHEN WITH RANGE OF WALL AND BASE UNITS, INTEGRAL WASHER / DRYER, FRIDGE FREEZER AND DISHWASHER. LOUNGE WITH ELECTRIC FIRE, UPVC WINDOW. 2 DOUBLE BEDROOMS, MASTER ENSUITE WITH SHOWER ROOM. BATHROOM WITH BATH, HAND SHOWER OVER, WC AND WASH HAND BASIN. ELECTRIC HEATING, DOUBLE GLAZED, INTERCOM ACCESS, ALLOCATED PARKING



KITCHEN/DINER

7' 900" x 9' 66" (24.99m x 4.42m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, WITH INTEGRAL WASHER/DRYER, FRIDGE FREEZER AND DISHWASHER.

LOUNGE

10' 60" x 14' 57" (4.57m x 5.72m) LOUNGE WITH MODERN WOODEN FLOOR, ELECTRIC FIRE, DOUBLE GLAZED WINDOW

BEDROOM

10' 19" x 9' 74" (3.53m x 4.62m) BEDROOM WITH RANGE OF FITTED WARDROBES / DRAWERS, ELECTRIC HEATER, DOUBLE GLAZED WINDOW



ENSUITE

4' 76" x 5' 86" (3.15m x 3.71m) ENSUITE WITH SHOWER CUBICLE, WITH ELECTRIC SHOWER, WASH HAND BASIN, WC

BEDROOM

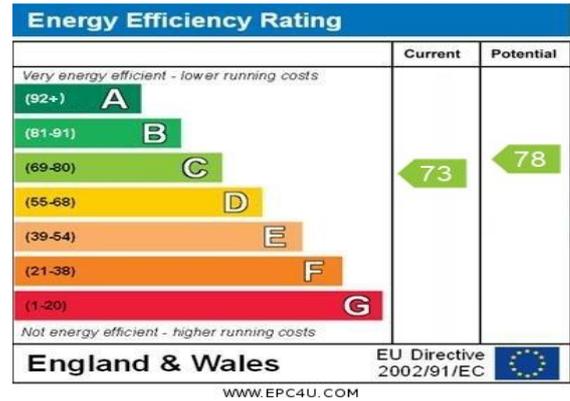
9' 71" x 9' 50" (4.55m x 4.01m) DOUBLE BEDROOM WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW



BATHROOM

5' 86" x 6' 42" (3.71m x 2.9m) BATHROOM WITH HAND HELD SHOWER OVER, WC AND SINK IN VANITY UNIT





- EPC
- PETS
- RISK OF FLOODING
- PARKING AVAILABLE
- ACCESS OR MOBILITY LIMITATIONS
- BROADBAND AVAILABLE
- MONTHLY RENT [HOW OFTEN ITS PAID]
- TENANCY LENGTH
- COUNCIL TAX BAND
- DEPOSIT AMOUNT
- HOLDING DEPOSIT AMOUNT
- UTILITIES INCLUDED
- WHO IS RESPONSIBLE FOR PAYING BILLS

- C
- YES
- NO
- ALLOCATED PARKING
- NO
- NO
- £875.00 MONTHLY
- 6 MONTHS INITIALLY
- BAND C
- £1009.00
- £232.84
- NO
- TENANT

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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