



## Flat 4, 56 St. Andrews Road South

Lytham St. Annes, FY8 1PS

- **SPACIOUS 2 BEDROOM 2ND FLOOR FLAT**
- **NEW CARPETS THROUGHOUT**
- **MOVE IN COSTS £1346**
- **THREE PIECE BATHROOM**

**£625 pcm**

EPC Rating '59'



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## Property Description

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

**Accommodation comprising entrance hallway, lounge, kitchen, two double bedrooms with built in wardrobes and three piece bathroom. The property also benefits from gas central heating, double glazing and off road parking available to the front.**

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





- EPC - D
- PETS - NO
- RISK OF FLOODING - NO
- PARKING AVAILABLE - OFF ROAD TO THE FRONT, FIRST COME BASIS
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £625.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND A
- DEPOSIT AMOUNT - £721.00
- HOLDING DEPOSIT AMOUNT - £144.23
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT

#### LOUNGE

13' 8" x 13' 7" (4.17m x 4.14m)

#### KITCHEN

12' 9" x 6' 1" (3.89m x 1.85m)

#### BEDROOM 1

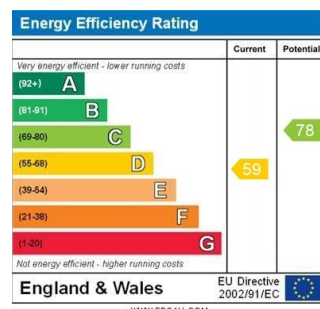
13' 1" x 12' 4" (3.99m x 3.76m)

#### BEDROOM 2

13' 4" x 13' 2" (4.06m x 4.01m)

#### BATHROOM

7' 9" x 4' 6" (2.36m x 1.37m)



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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